

<b>PHA 5-Year and Annual Plan</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 4/30/2011</b>
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<b>1.0</b>	<b>PHA Information</b> PHA Name: <u>Housing Authority of the County of Cook</u> PHA Code: <u>IL025</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>04/2009</u>					
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>2068</u> Number of HCV units: <u>12,359</u>					
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.					
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years:  <i>To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.</i>					

5.2	<p><b>Goals and Objectives.</b> Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The HACC will continue to accomplish its mission ideals through it goals and objectives:</p> <ul style="list-style-type: none"> <li>• The HACC will continue to foster private and public partnerships in order to create new affordable housing opportunities. This will become increasingly critical as we continue to see market conditions adversely impacting families. We will work with the municipal, county and state governmental bodies in order to increase housing options for low income seniors, families with children, persons with disabilities, homeless families and veterans. These efforts will be channeled through the Housing Choice Voucher Program as well as the traditional Public Housing Program.</li> <li>• The HACC recognizes education among landlord, tenants and municipalities is critical to improving and sustaining the quality of affordable housing. The HACC will implement new programs to engage landlords and clients on a regular basis. These initiatives will help the HACC hold itself accountable as well as landlords and clients. Accountability among all stakeholders will improve the quality of housing that HACC provides to low income families.</li> <li>• The HACC will continue to work in partnership with its instrumentality – Turnstone Development, private developers to utilize Project Based Vouchers (“PBV”). The PBV Program coupled with our Mobility Program will facilitate our efforts to expand housing options for low income families in non-impact and job enriched communities.</li> <li>• The HACC has created a resident service agency-wide function. This function will promote the use of community resources to link families to appropriate services and programs to help enhance their migration to self-sufficiency. The HACC will incorporate a self-sufficiency assessment tool as part of its annual recertification program for both the Public Housing and Housing Choice Voucher Programs. This will help the HACC develop the appropriate program for clients and evaluate the effectiveness of the Program. The resident services function will also help the HACC improve its Section 3 Program as well.</li> <li>• The HACC will develop an external communication function that will position the agency to become a more effective stakeholder within suburban Cook County. The HACC will continue to take proactive steps to educate the public on its programs and develop policies and programs that are conducive to the long-term sustainability of communities within suburban Cook County.</li> <li>• The HACC will continue to strengthening relationships with law enforcement agencies at all levels to address issues of crime that have long plagued the housing developments. The HACC is becoming more aggressive in removing non-compliant landlords and clients from the Programs that may help eradicate crime and drug activities at the public housing development and units assisted through the Housing Choice Voucher Program. It is important that we protect the integrity of our Programs and help provide safe environments for all residents within suburban Cook County.</li> <li>• The HACC will continue to improve efficiencies and accountability within the agency in order to position itself for success to modernize its housing stock in a cost effective manner, adapt to the asset management model for the public housing program, increase housing choice voucher utilization, and migrate families to self-sufficiency. The HACC will rely on partnerships private and public partnerships to carry out our mission and commitment to affordable housing in suburban Cook County.</li> </ul>
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**PHA Plan Update**

(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

The Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Program Administrative Plan have been slightly revised since the last Annual Plan submission. These two documents are readily available to the public. The proposed changes to both documents are provide below:

<b>Proposed Changes to the Admission and Continued Occupancy Policy</b>			
<b>Chapter</b>	<b>Page</b>	<b>Topic</b>	<b>Proposed Change</b>
3	3	Family Break-up	Applicants on the waiting list or while a family living in public housing breaks up into two otherwise eligible families, only one of new families will continue to be assisted as delineated previously with the addition of "The primary leaseholder or initial applicant".
3	15	Required Denial of Admission	Incorporates the adoption of a "One Strike and You're Out" policy that prohibits admission or tenancy into any public housing program if an applicant or resident has been convicted or engaged in criminal activity. This language shall also be inserted in the Lease document.
4	1	Introduction	Concisely revised explanation of the waiting list policies and processes.
4	4	Organization of the Waiting List	Highlights authorized transitional requirements and maintenance of a site-based waiting list.
5	1	Introduction	Specifies HUD Occupancy Standards of Policy Notice, as a general rule two persons in a bedroom is reasonable under The Fair Housing Act.
6	39	Utility Reimbursement	When tenant-paid utilities exceed the TTP, the allowance will be paid directly to the utility provider and no longer the tenant. This language will be revised in the Lease document.
8	5	Security Deposits	At the time of admission a minimum of \$250.00 must be paid in Cashiers Check or Money Order prior to occupancy as a security deposit. This increase shall also be reflected in the Lease document.
13	1	Introduction	Concisely revised for the adoption of a "One Strike and You're Out" lease termination policy. This language is also expressed in the Lease document.
Lease	Addendum	Oxygen Fire Safety Policy	In support of AHRMA suggestion, this language was purposed to be incorporated into the Lease or as an addendum to it.

6.0

<b>Proposed Changes to the Housing Choice Voucher Program Administrative Plan</b>			
<b>Chapter</b>	<b>Page</b>	<b>Topic</b>	<b>Proposed Change</b>
3	30	Live-in Aide	Specifies hours worked outside the home cannot conflict with hours of care needed
3	41	Screening for Eligibility	Added criminal background checks for family members after admission to the Program when the HACC has reason to believe a family member has engaged in criminal activity
4	62	Removal from Wait List	Applicants are removed from the HCV wait list once they are placed in a Project Based Voucher unit
5	74	Voucher Size	Occupancy standards changed to two people per bedroom
5	76	Extensions of Voucher Term	Automatic extensions to the voucher term have been eliminated
6	80	Absence Due to Placement in Foster Care	Time frame for a child being removed from the household and placed in foster care before removing as family member is 18 months
6	81	Caretakers for a Child	Visitor policy for caretakers of children as a result of the only remaining family members may be extended to 180 days without the caretaker becoming a family member
6	82	Basis of Annual Income Projection	Incorporated using historical data to determine household income when a family has a history of continual and/or constant changes in income
6	107	Earned Income Limit on Child Care Expense Deduction	HACC may require additional documentation if the amount claimed as the expense exceeds 50% of the annual income

(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.

The public may obtain copies of the 5-Year and Annual PHA Plan at the HACC's website, [www.thehacc.org](http://www.thehacc.org), our main office, 175 West Jackson Blvd., Chicago, IL 60616, and the 22 property management offices.

PHA Plan Elements. (24 CFR 903.7)

**1. Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.**

The Admissions and Continued Occupancy Policy (ACOP) and the Housing Choice Voucher Program Administrative Plan have been revised since the last submittal; the changes are summarized above.

**2. Financial Resources (See Attachment IL025v02b).**

**3. Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

Board approved Flat Rent Schedule for Low Income Public Housing (See Attachment IL025v02c) and 2009 Payment Standards/Fair Market Rents for the Housing Choice Voucher Program for Cook County (See Attachment IL025v02d).

- 4. Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
- No changes to this section. Updated Executive Management Organizational Chart (See Attachment IL025v02e).
- 5. Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
- No changes to this section.
- 6. Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
- On April 6, 2009 HACC received approval from HUD for the Designated Housing Plan. This plan designates a total of 569 units for the elderly only, representing 27.5% of the HACC's total public housing inventory of 2,068 units at the sites below (See Attachment IL025v02m for the approval letter):
- | Development Number                 | Development Name           | Bedroom Type Proposed for Designation |            |          |          | Total Units Designated | Total Public Housing Units |
|------------------------------------|----------------------------|---------------------------------------|------------|----------|----------|------------------------|----------------------------|
|                                    |                            | 0-BR                                  | 1-BR       | 2-BR     | 3-BR     |                        |                            |
| IL025-08                           | Edward Brown               |                                       | 68         | 0        | 0        | 68                     |                            |
| IL025-09                           | Golden Towers I            | 13                                    | 52         | 0        | 0        | 65                     |                            |
| IL025-13                           | Juniper Towers             |                                       | 105        | 0        | 0        | 105                    |                            |
| IL025-22                           | Golden Tower II            |                                       | 57         | 0        | 0        | 57                     |                            |
| IL025-18                           | Turlington West Apartments |                                       | 149        | 0        | 0        | 149                    |                            |
| IL025-24                           | Franklin Park              |                                       | 125        | 0        | 0        | 125                    |                            |
| <b>Total</b>                       |                            | <b>13</b>                             | <b>556</b> | <b>0</b> | <b>0</b> | <b>569</b>             |                            |
| <b>Total PH Units in Inventory</b> |                            |                                       |            |          |          |                        | <b>2,068</b>               |
- 7. Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
- The HACC has created a resident service agency-wide function. This function will promote the use of community resources to link families to appropriate services and programs to help enhance their migration to self-sufficiency. The HACC will incorporate a self-sufficiency assessment tool as part of its annual recertification program for both the Public Housing and Housing Choice Voucher Programs. This will help the HACC develop the appropriate program for clients and evaluate the effectiveness of the Program. The resident services function will also help the HACC improve its Section 3 and the Family Self-Sufficiency Programs as well.
- As a means of complying with the Community Service and Self-Sufficiency Requirement (CSSR) of the HACC's ACOP, a series of meeting were held with 202 non-exempted adult residents residing in HACC's public housing developments. During this meeting, information was presented outlining the CSSR and the importance of maintaining compliance with the requirements. Resident compliance with the CSSR will be monitored and tracked annually at each public housing development.
- 8. Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.
- The Authority's Board of Commissioners will adopt a Public Safety Policy at the May, 2009 Board Meeting (See Attachment IL025v02f).
- 9. Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
- Pet Policy (See Attachment IL025v02g).
- 10. Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.
- Civil Rights Certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.
- 11. Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
- Annual Audit for Fiscal Year ending 03/31/2008 (See Attachment IL025v02h)



	<p><b>12. Asset Management.</b> A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.</p> <p>No changes to this section</p> <p><b>13. Violence Against Women Act (VAWA).</b> A description of: <b>1)</b> Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; <b>2)</b> Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and <b>3)</b> Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.</p> <p>The newly created Resident Services Department will collaborate with the following service providers to assist families in a crisis situation (Also See Attachment IL025v02i):</p> <ul style="list-style-type: none"> <li>• Illinois Department of Children and Family Services - Child Abuse &amp; Neglect</li> <li>• Illinois Coalition Against Domestic Violence</li> <li>• Rape Victim Advocates</li> <li>• Sexual Assault Crisis Services</li> <li>• Growing Strong Sexual Assault Center</li> </ul>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p> <p><b>HOPE VI</b> – The HACC has not received a HOPE VI Revitalization grant, however, plans to apply for the grant for the following properties:</p> <ul style="list-style-type: none"> <li>• IL025-01 Daniel Bergen</li> <li>• IL025-02 John Mackler</li> <li>• IL025-04 Richard Flowers Homes</li> <li>• IL025-05 Sunrise Apartments</li> <li>• IL025-06 Celina Blake Homes</li> <li>• IL025-07 Vera L. Yates Homes</li> <li>• IL025-12 Edward Willett Homes</li> </ul> <p><b>Mixed Finance Modernization or Development</b> – The HACC has the following activities planned:</p> <ul style="list-style-type: none"> <li>• IL025-19 June R. Perlman – HACC will explore development opportunities and position itself for possible tax credit funds.</li> <li>• IL025-03 Robert J. Allison Homes – HACC will pursue the redevelopment of a 60-70 unit Senior building on the site.</li> <li>• HACC will pursue a development opportunity with its instrumentality, Turnstone, for the rehabilitation of a currently vacant 50-unit senior building in Riverdale, Illinois. This project will be funded from the American Recovery and Reinvestment Act (ARRA) Formula Grant.</li> </ul> <p><b>Demolition and/or Disposition</b> – The HACC received approval on 12/12/2008 for the demolition of the Robert J. Allison Homes (IL025-03). The Agency will work with the residents to get them relocated to suitable housing. In addition, the HACC plans to submit a demolition application for the following properties during the plan year:</p> <ul style="list-style-type: none"> <li>• IL025-07 Vera L. Yates Homes</li> <li>• IL025-04 Richard Flowers Homes</li> <li>• IL025-06 Celina Blake Homes</li> <li>• IL025-12 Edward Willett Homes</li> </ul> <p><b>Conversion of Public Housing</b> – The HACC is considering to convert Public Housing developments that are economically challenged to operate.</p> <p><b>Home Ownership Programs</b> – The HACC doesn't administer a Homeownership program for Low Income Public Housing. The HACC currently has 25 families participating in the Housing Choice Voucher Program Home Ownership Program. This program is expected to grow to 50 families by the end of the plan year. The Agency will establish homeownership workshops as required by HUD. Please see attachment IL025v02j for a complete overview of the program.</p> <p><b>Project Based Vouchers (PBV)</b> – The HACC administers PBV at the following properties:</p> <ul style="list-style-type: none"> <li>• Whistler Crossing aka Pacesetter – 26 PBV</li> <li>• Wisdom Village Senior Residences – 14 PBV</li> </ul> <p>The HACC plans to issue an RFP to solicit interest in converting up to 200 vouchers to project-based assistance. Project-basing is consistent with the Agency Plan because it encourages new development of affordable housing, and prevents the loss of affordable housing in other cases as well.</p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>

8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p> <p>(See Attachment IL025v02k)</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p> <p>(See Attachment IL025v02l)</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>

**Housing Needs.** Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

Consistent with the Consolidated Plan of Cook County, there is a demonstrated need for affordable housing. In Cook County, very low-income households are defined as households at or below 30.0% of the Area Median Income (AMI). Thirty percent (30.0%) of the AMI in 2000 was \$15,000 for a household of two, \$17,750 for a household of three, and \$19,750 for a household of four. Low-income households are defined as households with income at or below 50% of the AMI. Fifty percent (50%) of AMI in 2000 was \$26,300 for a household of two, \$29,600 for a household of three, and \$32,900 for a household of four. Concentrations of very low-income and low-income households are found largely in the South and West Regions of Suburbia Cook County. The need for good quality affordable housing is high. According to recent inspection results from our HCV inspection process; many properties located in the South and West Region do not pass an initial HQS inspection. There is also an inadequate supply of affordable housing in the North and Northwest Regions of Cook County. This leads to a great need for affordable housing in the North and Northwest Regions of Cook County.

**Waiting Lists:**

The Section 8 Waiting List was purged in 2008 reducing from 70,000 to 15,529 households on the list as prescribed by the *Purging the Waiting List* process outlined in the HACC's ACOP, Chapter 4, Section II-F. All of the households on the list are low income. There are 857 elderly families and 627 households listed with a disability. The Section 8 waiting list has been closed since 2006. When the waiting nears exhaustion, it will be reopened. It's not planned to be reopened in this plan year.

There are a total of 1,308 households on the public housing waiting list. Summary information is provided below.

Housing Needs of Families on the Public Housing Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total	1,308		20%
Extremely low income <=30% AMI	1,207	92.3%	
Very low income (>30% but <=50% AMI)	83	6.4%	
Low income (>50% but <80% AMI)	18	1.4%	
Families with children	454	34.8%	
Elderly families	366	65.7%	
Families with Disabilities	501	48.0%	
Race/ethnicity <b>B</b>	749	57.4%	
Race/ethnicity <b>W</b>	448	34.3%	
Race/ethnicity <b>H</b>	6	0.5%	
Race/ethnicity <b>O</b>	105	7.8%	
Characteristics by Bedroom Size			
1BR	677	51.9%	
2 BR	402	30.8%	
3 BR	202	15.5%	
4 BR	23	1.9%	
5 BR	1	>1.0%	
5+ BR	0	0%	

Housing Needs of Families on the Section 8 Waiting List			
	# of families	% of total families	Annual Turnover
Waiting list total*	15,529		5%
Extremely low income <=30% AMI	1,370	93.5%	
Very low income (>30% but <=50% AMI)	78	5.3%	
Low income (>50% but <80% AMI)	18	1.2%	
Families with children	1,697	74.0%	
Elderly families	1,137	15.1%	
Families with Disabilities	249	10.9%	
Race/ethnicity <b>W</b>	241	7.0%	
Race/ethnicity <b>B</b>	1,898	55.3%	
Race/ethnicity <b>H</b>	46	1.3%	
Race/ethnicity <b>O</b>	1,249	36.4%	
*In 2009, HACC will update its Section 8 wait-list. At that time, the demographics will be updated to better reflect the actual characteristics of the applicants.			
Characteristics by Bedroom Size			
1BR	192	13.1%	
2 BR	575	39.2%	
3 BR	528	36.0%	
4 BR	133	9.1%	
5 BR	37	2.5%	
5+ BR	1	0.1%	

9.0

9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p> <p>The HACC will continue to increase voucher utilization by housing applicants from the Section 8 Waiting List as well as issue an RFP to solicit interest in converting up to 200 vouchers to project-based assistance. Plans are to lease-up to 100% of the voucher capacity for the Agency (12,359). The HACC is also pursuing development/acquisition of additional affordable housing by leveraging tax credits and other means to address the overall shortage of affordable housing in Suburbia Cook County.</p>
10.0	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p><b><u>PHA Goal: Expand the supply of assisted housing:</u></b></p> <p><b>Section 8:</b> The HACC recognizes the critical need to foster private and public partnerships in order to create new opportunities as we see shrinkage in the availability of funding to support affordable housing for low income families, seniors, and persons with disabilities, homeless families and veterans. The HACC and its development instrumentality – Turnstone Development are currently working municipalities within its jurisdiction, the Illinois Housing Development Authority, the County of Cook, community based organizations, and lenders to implement several affordable housing initiatives. The HACC has utilized Project Based Vouchers to help leverage funds for the construction of 140 affordable family units in Riverdale, Illinois. The Authority issued a Request for Qualifications to develop a short list of development teams interested in utilizing Project Based Vouchers to leverage construction funds for new and existing affordable units. The Authority has committed over 200 Project Based Vouchers in order to help leverage funds to construct 200 affordable senior units within three (3) distinct communities. These 200 units are expected to start coming on line in 2010. As we face an unprecedented foreclosure rate, the HACC is currently developing a "Housing Choice Voucher Receivership Program" in an effort to keep Housing Choice Vouchers clients in units that are in foreclosures. It is projected that this Program may potentially keep over 100 families in place.</p> <p><b>Public Housing:</b> Public Housing Authorities throughout the country are challenged in their efforts to create affordable housing opportunities for non-elderly families in non-impacted areas. HACC continues to work with community stakeholders in order to remove perceptions that have historically discouraged residents from welcoming affordable housing initiatives within their communities. Due to these constraints and the high cost of land, the Authority will first look to build new units on land that it owns in Chicago Heights, Illinois and Ford Heights, Illinois. The HACC will utilize its public and private partnerships to identify opportunities to increase its public housing stock in job-enriched communities where HACC currently does not have a presence. The HACC is currently working with Cook County Department of Planning and Development and lending institutions to explore the feasibility of acquiring bank foreclosed/owned properties.</p> <p><b><u>PHA Goal: Improve the quality of assisted housing:</u></b></p> <p><b>Section 8:</b> The HACC recognizes education among landlord, tenants and municipalities are critical to improving and sustaining the quality of affordable housing. The Authority instituted a policy to host at least four (4) landlord forums each quarter – two (2) for the north region and two (2) for the south region. The first series of forums were held in August, 2008. At the forums, staff discusses changes in relevant agency and HUD policies and procedures and address concerns expressed by landlords. Landlords are encouraged to complete Landlord Survey Forms in order to help HACC improve the Section 8 Program. The Authority has created an external affairs function that is responsible for working with local police departments and elected officials to help hold landlords and clients accountable. This collaboration allows the HACC and municipalities to identify ways that absentee landlords can maintain the physical and social conditions of their properties at an acceptable standard. Also, the HACC collaborates with the police departments to help remove non-compliant clients from the program. The HACC feels that these initiatives will help improve the physical and social conditions of communities within its jurisdiction. As more resources become available, the HACC will implement policy to conduct random samples of criminal background checks each year.</p> <p>Face-to-face annual recertification briefings will continue and HACC will expand the topics of discussions in those briefings. HACC is also in the process of drafting its first newsletter for the Program. The newsletter will educate clients on various aspects of the program.</p> <p><b>Public Housing:</b> The HACC has completed the viability assessment of its current housing stock. The assessment included an evaluation of both the physical conditions of the building and other factors that impact the social viability of the communities. The assessment concluded that the seniors units are in sound condition and located within viable communities. However, the family units are in need of substantial physical improvements and are located in crime-plagued and drug-infested communities. The HACC deems it prudent to identify one senior building each year and develop a modernization program utilizing a mixed-finance approach. The HACC intends to submit the first tax credit application in 2009 for one of HACC- owned properties in the north region. The HACC is the process of exploring the possibility of modernizing units in the Ford Heights and Chicago Heights communities. HACC has restructured its property management functions and implemented an aggressive training and certification program in order to migrate management and custodian staff to a high level of professional. The HACC has developed a Memorandum of Understanding between HACC and Tenant Council Organizations. The HACC will encourage the creation of a tenant council organization at each site. These partnerships will help HACC in its effort to provide quality housing for its residents. HACC is also in the process of drafting its first newsletter for the Program. The newsletter will educate clients on various aspects of the Program. Residents are encouraged to complete the Resident Survey Forms that HACC will use to help improve the Program.</p>

**PHA Goals: Increase assisted housing choices:**

The HACC will continue to work in partnership with its instrumentality – Turnstone Development, private developers, the Illinois Housing Development Authority, the County of Cook, municipalities and other stakeholders in an effort to meet the goals to end homelessness, increase housing options for homeless and disabled veterans, elderly families and families with children. The Authority will continue to utilize project based vouchers to help leverage funds to construct new units or rehabilitate existing units via low income housing tax credits. The HACC will work with County of Cook to identify affordable housing opportunities that can be funded with the County of Cook’s allocation of Neighborhood Stabilization Funds. The HACC will work with those communities that are required to create affordable housing pursuant to the Illinois Affordable Housing Appeal Act. The HACC will continue to strengthen its Mobility Program.

**PHA Goal: Promote self-sufficiency and asset development of families and individuals:**

**Section 8:** The HACC has created a resident service agency-wide function. This function promotes the use of community resources to link families to appropriate services and programs to help enhance their migration to self-sufficiency. The HACC is currently looking for ways to link families to networks that provide life skill coaching, job training, job placement, etc. The HACC will continue to work with agencies such as Age Options, Healing Hands and other organizations that provide on-site services to elderly families. The Authority will incorporate a self-sufficiency assessment tool as part of its annual recertification program. This will help HACC develop the appropriate program for clients and evaluate the effectiveness of the Program.

**Public Housing:** The HACC has created a resident service agency-wide function. This function promotes the use of community resources to link families to appropriate services and programs to help enhance their migration to self-sufficiency. The HACC is currently looking for ways to link families to networks that provide life skill coaching, job training, job placement, etc. This is critical for public housing families considering that we have a large number of families with zero income. The HACC will continue to work with agencies such as Age Options, Healing Hands and other organizations that provide on-site services to elderly families. The Authority will incorporate a self-sufficiency assessment tool as part of its annual recertification program. This will help HACC develop the appropriate program for clients and evaluate the effectiveness of the Program.

**PHA Goal: Ensure equal opportunity and affirmatively further fair housing:**

The HACC will continue to build its internal infrastructure so that it is well positioned to be an effective stakeholder within suburban Cook County. The HACC will continue to take proactive steps to educate the public on its programs and develop policies and programs that are conducive to the long-term sustainability of communities within suburban Cook County. The HACC will continue to work with residents and organizations to ensure that low income families have adequate access to decent, safe and affordable housing and that all communities within Cook County are well diversified.

**PHA Goal: Provide improved living environment:**

A more strategic and comprehensive communication strategy will assist HACC in its overall efforts to improve the living environment for current and prospective clients. The HACC has begun strengthening relationships with law enforcement agencies at all levels to address issues of crime that have long plagued the housing developments. HACC has entered into a Memorandum of Understanding with the Cook County Sheriff Police Department to patrol its family developments. The HACC will implement a policy to select a random sample of clients for criminal background checks each year for both the Section 8 and Public Housing Programs. The HACC is currently conducting monthly meetings with law enforcement agencies and municipalities in an effort to hold landlords and clients more accountable. The HACC is becoming more aggressive in removing non-compliant landlords and clients from the Programs.

- (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”

The HACC considers any significant change to the HCV Administrative Plan or the ACOP that would change the rent, admissions policies, or pet policies, as significant amendment or substantial deviation/modification. Any change with regard to additional demolition or disposition, designation, or conversion activities not contemplated in this plan would be constituted as a significant amendment.

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

N/A

- 11.0 Required Submission for HUD Field Office Review.** In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. **Note:** Faxed copies of these documents will not be accepted by the Field Office.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights)
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace* (PHAs receiving CFP grants only)
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions* (PHAs receiving CFP grants only)
- (d) Form SF-LLL, *Disclosure of Lobbying Activities* (PHAs receiving CFP grants only)
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet* (PHAs receiving CFP grants only)
- (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.
- (g) Challenged Elements
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report* (PHAs receiving CFP grants only)
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan* (PHAs receiving CFP grants only)



This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Privacy Act Notice.** The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated there under at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality

## **Instructions form HUD-50075**

**Applicability.** This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

### **1.0 PHA Information**

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

### **2.0 Inventory**

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

### **3.0 Submission Type**

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

### **4.0 PHA Consortia**

Check box if submitting a Joint PHA Plan and complete the table.

### **5.0 Five-Year Plan**

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

**5.1 Mission.** A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

**5.2 Goals and Objectives.** Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

**6.0 PHA Plan Update.** In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

#### **PHA Plan Elements.** (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA Operating, Capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources.

3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.

4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.

5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.

6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.

7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**

8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: **(i)** A description of the need for measures to ensure the safety of public housing residents; **(ii)** A description of any crime prevention activities conducted or to be conducted by the PHA; and **(iii)** A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.

10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction.

11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.

12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.

13. **Violence Against Women Act (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

## 7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

### (a) Hope VI or Mixed Finance Modernization or Development.

**1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>

### (b) Demolition and/or Disposition.

With respect to public housing projects owned by the PHA and subject to ACCs under the Act: **(1)** A description of any housing (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at:

[http://www.hud.gov/offices/pih/centers/sac/demo\\_dispo/index.cfm](http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm)

**Note:** This statement must be submitted to the extent that **approved and/or pending** demolition and/or disposition has changed.

### (c) Conversion of Public Housing.

With respect to public housing owned by a PHA: **1)** A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

**(d) Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.

**(e) Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

**8.0 Capital Improvements.** This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

**8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report.** PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a)** To submit the initial budget for a new grant or CFFP;
- (b)** To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c)** To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

- 1. At the end of the program year; until the program is completed or all funds are expended;
- 2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
- 3. Upon completion or termination of the activities funded in a specific capital fund program year.

### 8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

**8.3 Capital Fund Financing Program (CFFP).** Separate, written HUD approval is required if the PHA proposes to pledge any



portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

**9.0 Housing Needs.** Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**9.1 Strategy for Addressing Housing Needs.** Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

**10.0 Additional Information.** Describe the following, as well as any additional information requested by HUD:

- (a) Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c)** PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

**11.0 Required Submission for HUD Field Office Review.** In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a)** Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b)** Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c)** Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d)** Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e)** Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f)** Resident Advisory Board (RAB) comments.
- (g)** Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h)** Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i)** Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

## 2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FFY2009)</b>		
• Public Housing Operating Fund	\$7,264,501	
• Capital Fund Program (CFP)	\$3,482,994	
• Annual Contributions for Section 8 Tenant-Based Assistance	\$111,759,805	
• American Recovery and Reinvestment Act (ARRA) Formula Grant	\$4,700,114	
<b>2. Other Federal Grants</b>		
• Shelter Plus Care – Vital Bridges	\$400,920	Section 8 Supportive Services
• Shelter Plus Care –Community Response	\$143,520	Section 8 Supportive Services
<b>3. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
2008 Capital Fund Program	3,482,994	LIPH Capital Improvements
2007 Capital Fund Program	2,770,849	LIPH Capital Improvements
2006 Capital Fund Program	230,156	LIPH Capital Improvements
2007 Replacement Housing Factor	226,450	LIPH Capital Improvements
2006 Replacement Housing Factor	162,585	LIPH Capital Improvements
<b>4. Public Housing Dwelling Rental Income</b>	\$4,266,939	Public Housing Operations
<b>Total resources</b>	<b>\$138,891,827</b>	

**RESOLUTION NO. 2009 - HACCC - 16**

**A Resolution – Authorizing the Housing Authority of the County of Cook (HACC) to Adopt the Illinois Housing Development Authority (IHDA's) Low Income Housing Tax Credit Rent Schedule as HACC's Flat Rent for the Low-Income Public Housing (LIPH) program**

**WHEREAS, the HACC is required by HUD regulations to establish a Flat Rent Schedule for its LIPH Program; and**

**WHEREAS, the HACC received an audit finding for its failure to adhere to this requirement during the 2006 Tier Audit conducted by HUD; and**

**WHEREAS, the HACC commissioned a rent study that was performed by (AMS) American Marketing Services; and**

**WHEREAS, the rent study analyzed rents throughout suburban Cook County including those communities where HACC's owns and operates Low Income Public Housing (LIPH) units; and**

**WHEREAS, the rent study concluded that market rate rents within suburban Cook County communities, are comparable to IHDA's Low Income Housing Tax Credit (LIHTC) rents at 60% - 80% of Area Median Income (AMI); and**

**WHEREAS, the HACC deems it prudent to adopt IHDA's LIHTC Rent Schedule at 60% of area median income for the Low Income Housing Program Flat rent Schedule; and**

**WHEREAS, this policy will help HACC satisfy the leasing requirements when it uses LIHTC's to finance the redevelopment and modernization of its various site; and**

**WHEREAS, HACC will change the Flat Rent Schedule when IHDA adopts new LIHTC rents from time to time; and**

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the County of Cook:

**THAT**, on this 12<sup>th</sup> day of March 2009, the Board of Commissioners of the Housing Authority of the County of Cook shall approve the adoption of IHDA's LIHTC Flat Rent Schedule at 60% of AMI as HACCC's Flat Rent Schedule for the LIHP Program.

By:  Date: March 12, 2009  
Ezrie Miggibottom, Chairman

By:  Date: March 12, 2009  
Alicia R. McCray, Vice Chairman

By:  Date: March 12, 2009  
Karen R. Chavers, Treasurer

By:  Date: March 12, 2009  
James L. Jones, Commissioner

By:  Date: March 12, 2009  
Joseph Martin, Commissioner

## SUMMARY

**Authorizing the Housing Authority of the County of Cook (HACC) to Adopt the Illinois Housing Development Authority's (IHD A's) Low Income Housing Tax Credit Rent Schedule as HACC's Flat Rent for the Low-Income Public Housing (LIPH) program**

During the 206 HUD Tier One audit, HUD cited HACC for failing to establish a flat rent schedule for the LIPH units.

HAC retained AMS to complete a rent study for Suburban Cook County. The results from the study concluded that the market rents for Suburban Cook County are close to the IHDA tax credit rent levels at 60% which is also in line with the income guidelines for the LIPH program.

HACC deems it prudent to establish the flat rent schedule consistent with IHDA's tax credit rents. The flat rents will be changed as IHDA update the schedule from time to time.

# HOUSING AUTHORITY OF THE COUNTY OF COOK

## Low-Rent Housing Demographics

### Flat Rent Schedule

Development No.	Project Name	Location	*EIOP	Total Units	Family Units	Elderly Units	Custodian Units	No. Of Bldgs.	No. Of Stories	0 BRS	1 BRS	2 BRS	3 BRS	4 BRS	5 BRS
25 - 01	Daniel P. Bergen Homes	Chicago Heights	03/1953	15	15			3	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 02	John Mackler Homes	Chicago Heights	06/1954	37	37			9	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 03	Robert J. Allison Homes	Summit	06/1954	35	35			7	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 04	Richard Flowers Homes	Robbins	06/1955	100	100			25	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 05	Sunrise Apartments	Chicago Heights	09/1962	120	120			21	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 06	Celina Blake Homes	Ford Heights	12/1960	100	100			26	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 07	Vera L. Yates Homes	Ford Heights	12/1967	116	116			36	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 08	Edward Brown Apartments	Robbins	03/1966	73		72	1	1	7	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 09	Golden Towers I	Chicago Heights	03/1972	70		69	1	1	8	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 - 11	Huntington Apartments	Niles	09/1968	127		126	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -12	Edward Willett Homes	Robbins	12/1971	100	100			12	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -13	Juniper Towers	Park Forest	12/1971	106		105	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -15	King Apartments	Skokie	06/1972	127		126	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -18	Franklin Apartments	Franklin Park	03/1976	126		125	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -19	Jane R. Perlman Apts	Evanston	12/1978	101		100	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -20	Henrich House	Des Plaines	09/1975	129		128	1	1	10	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -22	Golden Towers II	Chicago Heights	09/1976	57		56	1	1	8	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -23	Albert Goedke House	Arlington Heights	3/79	119		118	1	1	6	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -24	Turlington West Apts.	Harvey	03/1979	150		149	1	1	14	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -29	Scattered Sites	Evanston	12/1984	19	19			7	2	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -30	Wheeling Tower	Wheeling	06/1983	100		99	1	1	8	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -31	Victor L. Walchirk Apts.	Evanston	12/1984	100		99	1	1	5	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -98	Scattered Sites	Evanston	12/1978	26	26			16		\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
25 -99	Scattered Sites	Wheeling	12/1985	13	13			4	3	\$792	\$848	\$1,018	\$1,176	\$1,312	\$1,447
<b>TOTALS</b>				<b>2066</b>	<b>681</b>	<b>1372</b>	<b>13</b>	<b>179</b>	<b>137</b>						

HACC has adopted IHDA's tax credit rents. These rents are within the levels identified in AMS Rent Study (February 19, 2009)



**RESOLUTION NO. 2009 – HACC – 7**

**A Resolution – Authorizing the Adoption of the 2009 Payment Standards/Fair Market Rents for the Housing Choice Voucher Program as required by The United State Department of Housing and Urban Development (HUD)**

**WHEREAS**, the Housing Authority of the County of Cook (HACC) from time to time is required to conduct rent studies to support the establishment of payment standards used in connection with the Housing Choice Voucher Program (HCVP);

**WHEREAS**, HACC engaged American Marketing Services on September 24, 2008 to complete a rent study to help determine the appropriate payment standards used for the HCVP;

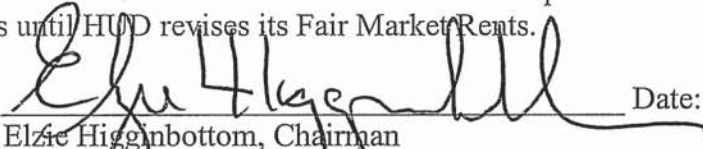
**WHEREAS**, HACC shall establish the 2009 Payment Standards/Fair Market Rents for the HCVP as outlined on the attached schedule; and

**WHEREAS**, HACC shall utilize the 2009 Payment Standards/Fair Market Rent schedule until HUD revises its Fair Market Rents.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Housing Authority of the County of Cook:

**THAT**, the 2009 Payment Standards/Fair Market Rents is hereby approved; and

**THAT**, the Board of Commissioners authorize the adoption of the 2009 Payment Standards/Fair Market Rents until HUD revises its Fair Market Rents.

By:  Date: February 19, 2009  
Elzie Higginbottom, Chairman

By:  Date: February 19, 2009  
Alicia R. McCray, Vice Chairman

By:  Date: February 19, 2009  
Karen R. Chavers, Treasurer

By:  Date: February 19, 2009  
James L. Jones, Commissioner

By: \_\_\_\_\_ Date: February 19, 2009  
Joseph Martin, Commissioner

## **SUMMARY**

### **A Resolution – Authorizing the Adoption of the 2009 Payment Standards/Fair Market Rents for the Housing Choice Voucher Program as required by HUD**

The Housing Authority of the County of Cook (HACC) is required to conduct rent studies periodically to support the establishment of payment standards for the Housing Choice Voucher Program. To complete this task, HACC engaged the American Marketing Services on September 24, 2008 to facilitate a rent study for suburbia Cook County. This study was used to establish the 2009 Payment Standards/Fair Market Rent schedule and will remain in place until HUD revises the Fair Market Rents.

The HACC found it appropriate to establish rents based upon building type (i.e., single family homes versus apartments) as well as community clusters.



# HACC Board Approved 2009 Payment Standards/Fair Market Rents By Community Area and Region

North Region 1*				
Areas	1 BR	2 BR	3 BR	4 BR
1 Apartment 105%	\$939	\$1,054	\$1,288	\$1,456
2 Houses 110%	\$983	\$1,104	\$1,350	\$1,526
3				
NN REGION	Average Rent	\$961	\$1,079	\$1,319
				\$1,491

Northwest Region 1*				
Areas	1 BR	2 BR	3 BR	4 BR
7 Apartment 105%	\$939	\$1,054	\$1,288	\$1,456
8 Houses 110%	\$983	\$1,104	\$1,350	\$1,526
NW REGION	Average Rent	\$961	\$1,079	\$1,319
				\$1,491

West Region 1*				
Areas	1 BR	2 BR	3 BR	4 BR
11 Apartment 95%	\$849	\$954	\$1,166	\$1,318
14 Houses 100%	\$894	\$1,004	\$1,227	\$1,387
19				
W REGION	Average Rent	\$872	\$979	\$1,197
				\$1,353

South Region 1*				
Areas	1 BR	2 BR	3 BR	4 BR
20 Apartment 100%	\$894	\$1,004	\$1,227	\$1,387
26 Houses 105%	\$939	\$1,054	\$1,288	\$1,456
S REGION	Average Rent	\$917	\$1,029	\$1,258
				\$1,422
South Region 2**				
17 Apartment 90%	\$805	\$904	\$1,104	\$1,248
21 Houses 95%	\$849	\$954	\$1,166	\$1,318
27				
S REGION	Average Rent	\$827	\$929	\$1,135
				\$1,283

North Region 2**				
Areas	1 BR	2 BR	3 BR	4 BR
4 Apartment 100%	\$894	\$1,004	\$1,227	\$1,387
5 Houses 105%	\$939	\$1,054	\$1,288	\$1,456
#6				
	Average Rent	\$917	\$1,029	\$1,258
				\$1,422

Northwest Region 2**				
Areas	1 BR	2 BR	3 BR	4 BR
9 Apartment 95%	\$849	\$954	\$1,166	\$1,318
	\$894	\$1,004	\$1,227	\$1,387
	Average Rent	\$872	\$979	\$1,197
				\$1,353

West Region 2**				
Areas	1 BR	2 BR	3 BR	4 BR
10 Apartment 90%	\$805	\$904	\$1,104	\$1,248
12 Houses 95%	\$849	\$954	\$1,166	\$1,318
13				
15				
16				
	Average Rent	\$827	\$929	\$1,135
				\$1,283

South Region 3***				
Areas	1 BR	2 BR	3 BR	4 BR
18 Apartment 90%	\$805	\$904	\$1,104	\$1,248
22 Houses 90%	\$805	\$904	\$1,104	\$1,248
23				
24				
25				
28				
	Average Rent	\$805	\$904	\$1,104
				\$1,248

# Area 6 includes municipalities in the Near North and Northwest regions.

\*Region 1 - High-Range of HACC Standards  
 \*\*Region 2 - Mid-Range of HACC Standards  
 \*\*\*Region 3 - Low-Range of HACC Standards

<b><u>Area</u></b>	<b><u>Municipalities</u></b>	<b><u>Region</u></b>	<b><u>Boundaries</u></b>
<b>1</b>	Evanston (W/C/SW)	<b>N</b>	Bound by McCormick, railroad tracks, Ridge Ave, and Oakton St.
<b>2</b>	Evanston (North)	<b>N</b>	Bound by McCormick, the railroad tracks, and Emerson St.
	Evanston (Downtown)	<b>N</b>	Bound by Oakton St. and South Blvd, Ridge Ave. and Emerson St.
<b>3</b>	Glencoe	<b>N</b>	
	Glenview	<b>N</b>	
	Golf	<b>N</b>	
	Kenilworth	<b>N</b>	
	Lincolnwood	<b>N</b>	
	Northbrook	<b>N</b>	
	Northfield	<b>N</b>	
	Wilmette	<b>N</b>	
	Winnetka	<b>N</b>	
<b>4</b>	Morton Grove	<b>N</b>	
	Niles	<b>N</b>	
	Park Ridge	<b>N</b>	
	Skokie	<b>N</b>	
<b>5</b>	Des Plaines	<b>N</b>	
	Elk Grove Village	<b>NW</b>	
	Rosemont	<b>N</b>	
<b>6</b>	Arlington Heights	<b>NW</b>	
	Buffalo Grove *	<b>NW</b>	
	Mount Prospect	<b>NW</b>	
	Prospect Heights	<b>N</b>	
	Rolling Meadows	<b>NW</b>	
	Wheeling	<b>N</b>	
<b>7</b>	Barrington *	<b>NW</b>	
	Barrington Hills *	<b>NW</b>	
	Inverness	<b>NW</b>	
	Palatine	<b>NW</b>	
	South Barrington	<b>NW</b>	
<b>8</b>	Bartlett **	<b>NW</b>	
	Hanover Park **	<b>NW</b>	
	Hoffman Estates **	<b>NW</b>	
	Roselle **	<b>NW</b>	
	Schaumburg	<b>NW</b>	
	Streamwood **	<b>NW</b>	
<b>9</b>	Elmwood Park	<b>NW</b>	
	Franklin Park	<b>NW</b>	
	Harwood Heights	<b>NW</b>	
	Melrose Park	<b>W</b>	
	Norridge	<b>NW</b>	
	River Grove	<b>NW</b>	
	Schiller Park	<b>NW</b>	

<b><u>Area</u></b>	<b><u>Municipalities</u></b>	<b><u>Region</u></b>	<b>Boundaries</b>
<b>10</b>	Bellwood	W	
	Berkeley	W	
	Broadview	W	
	Summit (Argo)	W	
	Stone Park	W	
<b>11</b>	Forest Park	W	
	Northlake	N	
	Hillside	W	
<b>12</b>	Lyons	W	
	North Riverside	W	
	Riverside	W	
	Lemont	S	
	Westchester	W	
<b>13</b>	Brookfield	W	
	Countryside	W	
	LaGrange	W	
	LaGrange Park	W	
<b>14</b>	Burr Ridge **	W	
	Indian Head Park	W	
	River Forest	W	
	Western Springs	W	
	Willow Springs	W	
<b>15</b>	Berwyn	W	
	Forest View	W	
	Stickney	W	
	McCook	W	
	Hodgkins	W	
<b>16</b>	Bedford Park	W	
	Bridgeview	W	
	Hickory Hills	W	
	Justice	W	
	Palos Hills	W	
	Worth	S	
<b>17</b>	Alsip	S	
	Crestwood	S	
	Merrionette Park	S	
	Midlothian	S	
<b>18</b>	Blue Island	S	
	Markham	S	
	Posen	S	
<b>19</b>	Burbank	W	
	Chicago Ridge	W	

<b><u>Area</u></b>	<b><u>Municipalities</u></b>	<b><u>Region</u></b>	<b><u>Boundaries</u></b>
	Evergreen Park	W	
	Hometown	W	
	Oak Lawn	W	
<b>20</b>	Orland Hills	S	
	Orland Park	S	
	Palos Heights	S	
	Palos Park	S	
	Tinley Park	S	
<b>21</b>	Hazel Crest	S	
	Glenwood	S	
	Lansing	S	
	Oak Forest	S	
	Thornton	S	
<b>22</b>	Chicago Heights	S	Excluding northwest Chicago Heights, which is in area 26
	East Hazel Crest	S	
	Ford Heights	S	
	Sauk Village	S	
<b>23</b>	Harvey	S	
	Dixmoor	S	
	Phoenix	S	
	Robbins	S	
<b>24</b>	Riverdale	S	
	Calumet Park	S	
<b>25</b>	Burnham	S	
	Calumet City	S	
	Dolton	S	
	South Holland	S	
<b>26</b>	Country Club Hills	S	
	Flossmoor	S	
	Homewood	S	
	Olympia Fields	S	
	Chicago Heights (NW)	S	Bound by Ashland Ave and 1300 block
<b>27</b>	Lynwood	S	
	Matteson	S	
	Park Forest	S	
	Richton Park	S	
<b>28</b>	South Chicago Heights	S	
	Steger ***	S	
	University Park	S	

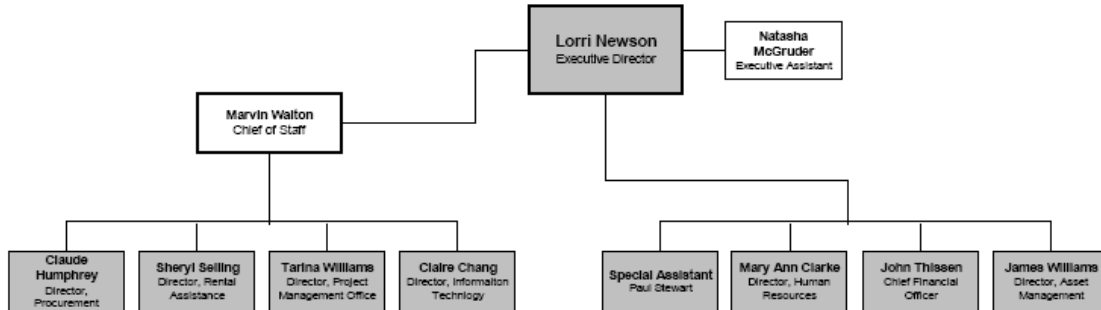
\* Partly in Lake County

\*\* Partly in DuPage County

\*\*\* Partly in Will County



## Executive Management Organizational Chart



## **Housing Authority of the County of Cook Public Safety Policy**

The Public Safety Policy of the Housing Authority of the County of Cook ("HACC") is designed to foster a greater level of coordination, communication and cooperation between the authority and the various public safety agencies located within the municipalities in which HACC owns and manages traditional and senior public housing sites throughout Cook County, Illinois. The Executive Director's staff maintains direct contact with the police and fire departments where HACC facilities are located in order to coordinate responses to criminal complaints and requests for service involving HACC residents or property, including Housing Choice Voucher recipients.

In addition to municipal public safety agencies, HACC has established an Intergovernmental Agreement with the Cook County Sheriff Police Department to provide police patrol assistance as well as coordinated investigative services on behalf of the Authority. The agreement with the Sheriff Police Department allows for a greater level of deterrent and responsiveness to issues of concern raised by local municipalities and housing authority residents relating to public safety concerns. Through the Cook County Sheriff Police Department, the Authority is also able to coordinate emergency response efforts with the Cook County Office of Emergency Management, in the event of a natural disaster or major emergency event affecting residents of the Authority or its residential assets.

The establishment of standard procedures between the Authority and the local municipal public safety agencies ensure timely receipt of official police and fire reports from incidents emanating from HACC properties or involving residents of HACC properties and voucher holders. The timely receipt of official incident reports, allow the Authority to take appropriate action against residents who violate HACC lease provisions and regulations. Property management personnel maintain incident reports of any criminal activity or public safety violations that occur on Authority property. The incident reports that are maintained by HACC property management personnel are matched with the official reports received from the local police and fire departments and maintained in the official file of the lease holder involved in the incident. The reports contained in the leaseholder file documenting criminal activity and lease violations are the basis for any official action taken against the leaseholder by the Authority.

An important component of the Public Safety Policy of HACC is the educational component. The Executive Director has mandated annual training sessions with the various regional Police Chief Associations within Cook County. The training sessions are designed to inform the leadership of municipal police departments of any changes in HUD policies and procedures regarding the One Strike Policy, ACOP or any other applicable regulations governing misconduct and lease violations resulting from criminal activity on or around HACC property. Training sessions are also held with property owners who lease to Housing Choice Voucher recipients, outlining policies and procedures relating to lease violations involving criminal activity by voucher holders. The successful implementation of the Public Safety Policy will ensure a safer environment for the residents of HACC and ensure a peaceful environment that promotes the safety and welfare of all individuals residing in HACC residential units.

## PETS

### INTRODUCTION

This chapter explains HACC's policies on the keeping of pets and any criteria or standards pertaining to the policies. The rules adopted are reasonably related to the legitimate interest of HACC to provide a decent, safe and sanitary living environment for all tenants, and to protect and preserve the physical condition of the property, as well as the financial interest of HACC.

The chapter is organized as follows:

Part I: Assistance Animals. This part explains the difference between assistance animals and pets and contains policies related to the designation of an assistance animal as well as their care and handling.

Part II: Pet policies for all developments. This part includes pet policies that are common to both elderly/disabled developments and general occupancy developments.

Part III: Pet deposits and fees for elderly/disabled developments. This part contains policies for pet deposits and fees that are applicable to elderly/disabled developments.

Part IV: Pet deposits and fees for general occupancy developments. This part contains policies for pet deposits and fees that are applicable to general occupancy developments.

## **PART I: ASSISTANCE ANIMALS**

[Section 504; Fair Housing Act (42 U.S.C.); 24 CFR 5.303]

### **10-I.A. OVERVIEW**

This part discusses situations under which permission for an assistance animal may be denied, and also establishes standards for the care of assistance animals.

Assistance animals are animals that work, provide assistance, or perform tasks for the benefit of a person with a disability, or that provide emotional support that alleviates one or more identified symptoms or effects of a person's disability. Assistance animals – often referred to as “service animals,” “assistive animals,” “support animals,” or “therapy animals” – perform many disability-related functions, including but not limited to the following:

- Guiding individuals who are blind or have low vision
- Alerting individuals who are deaf or hearing impaired
- Providing minimal protection or rescue assistance
- Pulling a wheelchair
- Fetching items
- Alerting persons to impending seizures
- Providing emotional support to persons with disabilities who have a disability-related need for such support

Assistance animals that are needed as a reasonable accommodation for persons with disabilities are not considered pets, and thus, are not subject to HACC’s pet policies described in Parts II through IV of this chapter [24 CFR 5.303; 960.705].



## **10-I.B. APPROVAL OF ASSISTANCE ANIMALS**

A person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal [PH Occ GB, p. 179].

HACC may not refuse to allow a person with a disability to have an assistance animal merely because the animal does not have formal training. Some, but not all, animals that assist persons with disabilities are professionally trained. Other assistance animals are trained by the owners themselves and, in some cases, no special training is required. The question is whether or not the animal performs the assistance or provides the benefit needed by the person with the disability [PH Occ GB, p. 178].

HACC's refusal to permit persons with a disability to use and live with an assistance animal that is needed to assist them, would violate Section 504 of the Rehabilitation Act and the Fair Housing Act unless [PH Occ GB, p. 179]:

- There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation
- There is reliable objective evidence that the animal would cause substantial physical damage to the property of others

HACC has the authority to regulate assistance animals under applicable federal, state, and local law [24 CFR 5.303(b)(3); 960.705(b)(3)].

### HACC Policy

For an animal to be excluded from the pet policy and be considered an assistance animal, there must be a person with disabilities in the household, and the family must request and HACC approve a reasonable accommodation in accordance with the policies contained in Chapter 2.

#### **10-I.C. CARE AND HANDLING**

HUD regulations do not affect any authority HACC may have to regulate assistance animals under federal, state, and local law [24 CFR 5.303; 24 CFR 960.705].

##### HACC Policy

Residents must care for assistance animals in a manner that complies with state and local laws, including anti-cruelty laws.

Residents must ensure that assistance animals do not pose a direct threat to the health or safety of others, or cause substantial physical damage to the development, dwelling unit, or property of other residents.

When a resident's care or handling of an assistance animal violates these policies, HACC will consider whether the violation could be reduced or eliminated by a reasonable accommodation. If HACC determines that no such accommodation can be made, HACC may withdraw the approval of a particular assistance animal.

**PART II: PET POLICIES FOR ALL DEVELOPMENTS**  
[24 CFR 5, Subpart C; 24 CFR 960, Subpart G]

**10-II.A. OVERVIEW**

The purpose of a pet policy is to establish clear guidelines for ownership of pets and to ensure that no applicant or resident is discriminated against regarding admission or continued occupancy because of ownership of pets. It also establishes reasonable rules governing the keeping of common household pets. This part contains pet policies that apply to all developments.

**10-II.B. MANAGEMENT APPROVAL OF PETS**

**Registration of Pets**

HACC may require registration of the pet with HACC [24 CFR 960.707(b)(5)].

HACC Policy

Pets must be registered with HACC before they are brought onto the premises.

Registration includes documentation signed by a licensed veterinarian or state/local authority that the pet has received all inoculations required by state or local law, and that the pet has no communicable disease(s) and is pest-free. This registration must be renewed annually and will be coordinated with the annual reexamination date.

Pets will not be approved to reside in a unit until completion of the registration requirements.

## **Refusal to Register Pets**

### HACC Policy

HACC will refuse to register a pet if:

The pet is not *a common household pet* as defined in Section 10-II.C.

Keeping the pet would violate any pet restrictions listed in this policy

The pet owner fails to provide complete pet registration information, or fails to update the registration annually

The applicant has previously been charged with animal cruelty under state or local law; or has been evicted, had to relinquish a pet or been prohibited from future pet ownership due to pet rule violations or a court order

HACC reasonably determines that the pet owner is unable to keep the pet in compliance with the pet rules and other lease obligations. The pet's temperament and behavior may be considered as a factor in determining the pet owner's ability to comply with provisions of the lease.

If HACC refuses to register a pet, a written notification will be sent to the pet owner within 10 business days of HACC's decision. The notice will state the reason for refusing to register the pet and will inform the family of their right to appeal the decision in accordance with HACC's grievance procedures.

## **Pet Agreement**

### HACC Policy

Residents who have been approved to have a pet must enter into a pet agreement with HACC, or the approval of the pet will be withdrawn.

The pet agreement is the resident's certification that he or she has received a copy of HACC's pet policy and applicable house rules, that he or she has read the policies and/or rules, understands them, and agrees to comply with them.

The resident further certifies by signing the pet agreement that he or she understands that noncompliance with HACC's pet policy and applicable house rules may result in the withdrawal of HACC approval of the pet or termination of tenancy.

#### **10-IL.C. STANDARDS FOR PETS [24 CFR 5.318; 960.707(b)]**

HACC may establish reasonable requirements related to pet ownership including, but not limited to:

- Limitations on the number of animals in a unit, based on unit size
- Prohibitions on types of animals that HACC classifies as dangerous, provided that such classifications are consistent with applicable state and local law
- Prohibitions on individual animals, based on certain factors, including the size and weight of the animal
- Requiring pet owners to have their pets spayed or neutered

HACC may not require pet owners to have any pet's vocal cords removed.

#### **Definition of "Common Household Pet"**

There is no regulatory definition of common household pet for public housing programs, although the regulations for pet ownership in both elderly/disabled and general occupancy developments use the term. The regulations for pet ownership in elderly/disabled developments expressly authorize HACC to define the term [24 CFR 5.306(2)].

#### HACC Policy

*Common household pet* means a domesticated animal, such as a dog, cat, bird, or fish that is traditionally recognized as a companion animal and is kept in the home for pleasure rather than commercial purposes.

The following animals are not considered common household pets:

- Reptiles
- Rodents
- Insects
- Arachnids
- Wild animals or feral animals
- Pot-bellied pigs
- Animals used for commercial breeding

## **Pet Restrictions**

### HACC Policy

The following animals are not permitted:

Any animal whose adult weight will exceed 15 pounds

Dogs of the pit bull, rottweiler, chow, or boxer breeds

Ferrets or other animals whose natural protective mechanisms pose a risk to small children of serious bites or lacerations

Any animal not permitted under state or local law or code

## **Number of Pets**

### HACC Policy

Residents may own a maximum of 1 pet.

In the case of fish, residents may keep no more than can be maintained in a safe and healthy manner in a tank holding up to 10 gallons. Such a tank or aquarium will be counted as 1 pet.

## **Other Requirements**

### HACC Policy

Dogs and cats must be spayed or neutered at the time of registration or, in the case of underage animals, within 30 days of the pet reaching 6 months of age. Exceptions may be made upon veterinary certification that subjecting this particular pet to the procedure would be temporarily or permanently medically unsafe or unnecessary.

Pets must be licensed in accordance with state or local law. Residents must provide proof of licensing at the time of registration and annually, in conjunction with the resident's annual reexamination.

## **10-II.D. PET RULES**

Pet owners must maintain pets responsibly, in accordance with HACC's policies, and in compliance with applicable state and local public health, animal control, and animal cruelty laws and regulations [24 CFR 5.315; 24 CFR 960.707(a)].

### **Pet Area Restrictions**

#### HACC Policy

Pets must be maintained within the resident's unit. When outside of the unit (within the building or on the grounds) dogs and cats must be kept on a leash or carried and under the control of the resident or other responsible individual at all times.

Pets other than dogs or cats must be kept in a cage or carrier when outside of the unit.

Pets are not permitted in common areas including lobbies, community rooms and laundry areas except for those common areas which are entrances to and exits from the building.

Pet owners are not permitted to exercise pets or permit pets to deposit waste on project premises outside of the areas designated for such purposes.

### **Designated Pet/No-Pet Areas [24 CFR 5.318(g), PH Occ GB, p. 182]**

HACC may designate buildings, floors of buildings, or sections of buildings as no-pet areas where pets generally may not be permitted. Pet rules may also designate buildings, floors of building, or sections of building for residency by pet-owning tenants.

HACC may direct initial tenant moves as may be necessary to establish pet and no-pet areas. HACC may not refuse to admit, or delay admission of, an applicant on the grounds that the applicant's admission would violate a pet or no-pet area. HACC may adjust the pet and no-pet areas or may direct such additional moves as may be necessary to accommodate such applicants for tenancy or to meet the changing needs of the existing tenants.

HACC may not designate an entire development as a no-pet area, since regulations permit residents to own pets.

#### HACC Policy

With the exception of common areas as described in the previous policy, HACC has not designated any buildings, floors of buildings, or sections of buildings as no-pet areas. In addition, HACC has not designated any buildings, floors of buildings, or sections of buildings for residency of pet-owning tenants.

## **Cleanliness**

### HACC Policy

The pet owner shall be responsible for the removal of waste from the exercise area by placing it in a sealed plastic bag and disposing of it in a container provided by HACC.

The pet owner shall take adequate precautions to eliminate any pet odors within or around the unit and to maintain the unit in a sanitary condition at all times.

Litter box requirements:

Pet owners must promptly dispose of waste from litter boxes and must maintain litter boxes in a sanitary manner.

Litter shall not be disposed of by being flushed through a toilet.

Litter boxes shall be kept inside the resident's dwelling unit.

## **Alterations to Unit**

### HACC Policy

Pet owners shall not alter their unit, patio, premises or common areas to create an enclosure for any animal.

Installation of pet doors is prohibited.

## **Noise**

### HACC Policy

Pet owners must agree to control the noise of pets so that such noise does not constitute a nuisance to other residents or interrupt their peaceful enjoyment of their housing unit or premises. This includes, but is not limited to loud or continuous barking, howling, whining, biting, scratching, chirping, or other such activities.

## **Pet Care**

### HACC Policy

Each pet owner shall be responsible for adequate care, nutrition, exercise and medical attention for his/her pet.

Each pet owner shall be responsible for appropriately training and caring for his/her pet to ensure that the pet is not a nuisance or danger to other residents and does not damage HACC property.

No animals may be tethered or chained inside or outside the dwelling unit at any time.



**Responsible Parties**HACC Policy

The pet owner will be required to designate one responsible party for the care of the pet if the health or safety of the pet is threatened by the death or incapacity of the pet owner, or by other factors that render the pet owner unable to care for the pet.

A resident who cares for another resident's pet must notify HACC and sign a statement that they agree to abide by all of the pet rules.

**Pets Temporarily on the Premises**HACC Policy

Pets that are not owned by a tenant are not allowed on the premises. Residents are prohibited from feeding or harboring stray animals.

This rule does not apply to visiting pet programs sponsored by a humane society or other non-profit organizations, and approved by HACC.

**Pet Rule Violations**HACC Policy

All complaints of cruelty and all dog bites will be referred to animal control or an applicable agency for investigation and enforcement.

If a determination is made on objective facts supported by written statements, that a resident/pet owner has violated the pet rules, written notice will be served.

The notice will contain a brief statement of the factual basis for the determination and the pet rule(s) that were violated. The notice will also state:

That the pet owner has 10 business days from the effective date of the service of notice to correct the violation or make written request for a meeting to discuss the violation

That the pet owner is entitled to be accompanied by another person of his or her choice at the meeting

That the pet owner's failure to correct the violation, request a meeting, or appear at a requested meeting may result in initiation of procedures to remove the pet, or to terminate the pet owner's tenancy

## **Notice for Pet Removal**

### HACC Policy

If the pet owner and HACC are unable to resolve the violation at the meeting or the pet owner fails to correct the violation in the time period allotted by HACC, HACC may serve notice to remove the pet.

The notice will contain:

- A brief statement of the factual basis for HACC's determination of the pet rule that has been violated

- The requirement that the resident /pet owner must remove the pet within 30 calendar days of the notice

- A statement that failure to remove the pet may result in the initiation of termination of tenancy procedures

## **Pet Removal**

### HACC Policy

If the death or incapacity of the pet owner threatens the health or safety of the pet, or other factors occur that render the owner unable to care for the pet, the situation will be reported to the responsible party designated by the pet owner.

If the responsible party is unwilling or unable to care for the pet, or if HACC after reasonable efforts cannot contact the responsible party, HACC may contact the appropriate state or local agency and request the removal of the pet.

## **Termination of Tenancy**

### HACC Policy

HACC may initiate procedures for termination of tenancy based on a pet rule violation if:

- The pet owner has failed to remove the pet or correct a pet rule violation within the time period specified

- The pet rule violation is sufficient to begin procedures to terminate tenancy under terms of the lease

## **Emergencies**

### HACC Policy

HACC will take all necessary steps to ensure that pets that become vicious, display symptoms of severe illness, or demonstrate behavior that constitutes an immediate threat to the health or safety of others, are immediately removed from the premises by referring the situation to the appropriate state or local entity authorized to remove such animals.

If it is necessary for HACC to place the pet in a shelter facility, the cost will be the responsibility of the pet owner.

If the pet is removed as a result of any aggressive act on the part of the pet, the pet will not be allowed back on the premises.

### **PART III: PET DEPOSITS AND FEES IN ELDERLY/DISABLED DEVELOPMENTS**

#### **10-III.A. OVERVIEW**

This part describes HACC's policies for pet deposits and fees in elderly, disabled and mixed population developments. Policies governing deposits and fees in general occupancy developments are described in Part IV.

#### **10-III.B. PET DEPOSITS**

##### **Payment of Deposit**

HACC may require tenants who own or keep pets in their units to pay a refundable pet deposit. This deposit is in addition to any other financial obligation generally imposed on tenants of the project [24 CFR 5.318(d)(1)].

The maximum amount of pet deposit that may be charged by HACC on a per dwelling unit basis, is the higher of the total tenant payment (TTP) or such reasonable fixed amount as HACC may require. HACC may permit gradual accumulation of the pet deposit by the pet owner [24 CFR 5.318(d)(3)].

The pet deposit is not part of the rent payable by the resident [24 CFR 5.318(d)(5)].

##### HACC Policy

Pet owners are required to pay a pet deposit of \$250.00, in addition to any other required deposits, which must be paid in full before the pet is brought on the premises.

##### **Refund of Deposit [24 CFR 5.318(d)(1)]**

HACC may use the pet deposit only to pay reasonable expenses directly attributable to the presence of the pet, including (but not limited to) the costs of repairs and replacements to, and fumigation of, the tenant's dwelling unit. HACC must refund the unused portion of the pet deposit to the tenant within a reasonable time after the tenant moves from the project or no longer owns or keeps a pet in the unit.

##### HACC Policy

HACC will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 60 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

HACC will provide the resident with a written list of any charges against the pet deposit within 30 calendar days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, HACC will provide a meeting to discuss the charges.

## **10-III.C. OTHER CHARGES**

### **Pet-Related Damages During Occupancy**

#### HACC Policy

All reasonable expenses incurred by HACC as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

The cost of repairs and replacements to the resident's dwelling unit

Fumigation of the dwelling unit

Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Chapter 8, Section 8-I.F, Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

### **Pet Waste Removal Charge**

The regulations do not address HACC's ability to impose charges for house pet rule violations. However, charges for violation of HACC's pet rules may be treated like charges for other violations of the lease and HACC's tenancy rules.

#### HACC Policy

The pet owner will be charged separately the sum equal to the hourly rate of the custodian conducting the pet waste removal, per each occurrence.

Notices of pet waste removal charges will be in accordance with requirements regarding notices of adverse action. Charges are due and payable 30 calendar days after billing. If the family requests a grievance hearing within the required timeframe, HACC may not take action for nonpayment of the charge until the conclusion of the grievance process.

Charges for pet waste removal are not part of rent payable by the resident.

## **PART IV: PET DEPOSITS AND FEES IN GENERAL OCCUPANCY DEVELOPMENTS**

### **10-IV.A. OVERVIEW**

This part describes HACC's policies for pet deposits and fees for those who reside in general occupancy developments.

### **10-IV.B. PET DEPOSITS**

HACC may require a refundable pet deposit to cover additional costs attributable to the pet and not otherwise covered [24 CFR 960.707(b)(1)].

HACC that requires a resident to pay a pet deposit must place the deposit in an account of the type required under applicable State or local law for pet deposits, or if there are no such requirements, for rental security deposits, if applicable. HACC must comply with such laws as to retention of the deposit, interest, and return of the deposit to the resident, and any other applicable requirements [24 CFR 960.707(d)].

#### **Payment of Deposit**

##### HACC Policy

Pet owners are required to pay a pet deposit of \$250.00, in addition to any other required deposits, which must be paid in full before the pet is brought on the premises.

The pet deposit is not part of rent payable by the resident.

#### **Refund of Deposit**

##### HACC Policy

HACC will refund the pet deposit to the resident, less the costs of any damages caused by the pet to the dwelling unit, within 60 days of move-out or removal of the pet from the unit.

The resident will be billed for any amount that exceeds the pet deposit.

HACC will provide the resident with a written list of any charges against the pet deposit within 30 calendar days of the move-out inspection. If the resident disagrees with the amount charged to the pet deposit, HACC will provide a meeting to discuss the charges.

#### **10-IV.C. NON-REFUNDABLE NOMINAL PET FEE**

HACC may require payment of a non-refundable nominal pet fee to cover the reasonable operating costs to the development relating to the presence of pets [24 CFR 960.707(b)(1)].

##### HACC Policy

HACC chooses not to adopt a non-refundable nominal pet fee.

#### **10-IV.D. OTHER CHARGES**

##### **Pet-Related Damages During Occupancy**

##### HACC Policy

All reasonable expenses incurred by HACC as a result of damages directly attributable to the presence of the pet in the project will be the responsibility of the resident, including:

- The cost of repairs and replacements to the resident's dwelling unit

- Fumigation of the dwelling unit

- Repairs to common areas of the project

The expense of flea elimination shall also be the responsibility of the resident.

If the resident is in occupancy when such costs occur, the resident shall be billed for such costs in accordance with the policies in Chapter 8, Section 8-I.F., Maintenance and Damage Charges. Pet deposits will not be applied to the costs of pet-related damages during occupancy.

Charges for pet-related damage are not part of rent payable by the resident.

##### **Pet Waste Removal Charge**

The regulations do not address HACC's ability to impose charges for house pet rule violations. However, charges for violation of HACC's pet rules may be treated like charges for other violations of the lease and HACC's tenancy rules.

##### HACC Policy

The pet owner will be charged separately the sum equal to the hourly rate of the maintenance person or maintenance person's helper conducting the pet waste removal, per each occurrence.

Such charges will be due and payable 30 calendar days after billing.

Charges for pet waste removal are not part of rent payable by the resident.

HOUSING AUTHORITY OF THE COUNTY OF COOK  
CHICAGO, ILLINOIS  
REPORT ON EXAMINATION  
OF  
FINANCIAL STATEMENTS AND SUPPLEMENTAL DATA  
YEAR ENDED MARCH 31, 2008



HOUSING AUTHORITY OF THE COUNTY OF COOK

CHICAGO, ILLINOIS

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Board of Commissioners  
The Housing Authority of the County of Cook  
Chicago, Illinois

INDEPENDENT AUDITORS' REPORT

We have audited the accompanying financial statements of the business-type activities which comprise the major fund of the Housing Authority of the County of Cook, Illinois, as of and for the year ended March 31, 2008, which collectively comprise the Authority's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express an opinion on these financial statements based on our audit. We did not audit the financial statements of the Blended Component Unit, Cook County Housing Development Corporation and its Subsidiaries for the year ended March 31, 2008. Those financial statements were audited by other auditors whose reports thereon have been furnished to us, and our opinion on the basic financial statements, insofar as it relates to the amounts included for Cook County Housing Development Corporation and its Subsidiaries is based on the report of the other auditors.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, based on our audit and the report of other auditors, the financial statements referred to above present fairly, in all material respects, the financial position of the business-type activities of the Authority as of March 31, 2008, and the results of its operations and cash flows, for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with Government Auditing Standards, we have also issued our report dated December 23, 2008 on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

The accompanying Management's Discussion and Analysis is not a required part of the basic financial statements but is supplementary information required by accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was performed for the purpose of forming an opinion on the financial statements that collectively comprise the Authority's basic financial statements. The accompanying Financial Data Schedule is presented for purposes of additional analysis and is not a required part of the basic financial statements. Further, other supplementary data as listed in the table of contents is presented for Department of Housing and Urban Development information and is not a required part of the financial statements. The accompanying schedule of expenditures of Federal Awards is presented for purposes of additional analysis as required by U.S. Office of Management and Budget Circular A-133, "Audits of States, Local Governments and Non-Profit Organizations", and is not a required part of the basic financial statements. Such supplementary data, including the schedule of expenditures of federal awards, has been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, is fairly stated in all material respects, in relation to the basic financial statements taken as a whole.

Birmingham, Alabama  
December 23, 2008

*Yeager & Boyd*  
Yeager & Boyd

HOUSING AUTHORITY OF THE COUNTY OF COOK  
CHICAGO, ILLINOIS

REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE  
AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED  
IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Board of Commissioners  
The Housing Authority of the County of Cook  
Chicago, Illinois

We have audited the financial statements of the business-type activities of the Authority as of and for the year ended March 31, 2008, which collectively comprise the Authority's basic financial statements and have issued our report thereon dated December 23, 2008. Our report was modified to include a reference to other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Other auditors audited the financial statements of Cook County Housing Development Corporation and its Subsidiaries, as described in our report on the Housing Authority of the County of Cook's financial statements.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

Our consideration of the internal control over financial reporting was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies or material weaknesses. However, as discussed below, we identified certain deficiencies in internal control over financial reporting that we consider to be significant deficiencies.

A control deficiency exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Authority's ability to initiate, authorize, record, process, or report financial data reliably in accordance with generally accepted accounting principles such that there is more than a remote likelihood that a misstatement of the Authority's financial statements that is more than inconsequential will not be prevented or detected by the Authority's internal control. We consider the deficiency described in the accompanying schedule of findings and questioned costs as Finding 2008-01 to be a significant deficiency in internal control over financial reporting.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that a material misstatement of the financial statements will not be prevented or detected by the Authority's internal control.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and would not necessarily identify all deficiencies in the internal control that might be significant deficiencies or material weaknesses. We consider the significant deficiency described as Finding 2008-01 in the accompanying schedule of findings and questioned costs to be a material weakness.

#### Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards* and which are shown in the accompanying schedule of findings and questioned costs as item 2008-02 through 2008-05.

The Authority's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's responses and, accordingly, we express no opinion on them.

This report is intended solely for the information of the Board of Commissioners, management and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Birmingham, Alabama  
December 23, 2008

Yeager & Boyd

HOUSING AUTHORITY OF THE COUNTY OF COOK  
CHICAGO, ILLINOIS

REPORT ON COMPLIANCE WITH REQUIREMENTS APPLICABLE TO EACH  
MAJOR PROGRAM AND INTERNAL CONTROL OVER COMPLIANCE IN  
ACCORDANCE WITH OMB CIRCULAR A-133

Board of Commissioners  
The Housing Authority of the County of Cook  
Chicago, Illinois

Compliance

We have audited the compliance of the Authority with the types of compliance requirements described in the *U.S. Office of Management and Budget (OMB) Circular A-133 Compliance Supplement* that are applicable to each of its major federal programs for the year ended March 31, 2008. Our report was modified to include a reference to other auditors. The Authority's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs. Compliance with the requirements of laws, regulations, contracts and grants applicable to each of its major federal programs is the responsibility of the Authority's management. Our responsibility is to express an opinion on the Authority's compliance based on our audit.

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and OMB Circular A-133, *Audits of States, Local Governments, and Non-Profit Organizations*. Those standards and OMB Circular A-133 require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the Authority's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our audit provides a reasonable basis for our opinion. Our audit does not provide a legal determination on the Authority's compliance with those requirements.

In our opinion, the Authority complied, in all material respects, with the requirements referred to above that are applicable to each of its major federal programs for the year ended March 31, 2008. However, the results of our auditing procedures disclosed instances of noncompliance with those requirements required to be reported in accordance with OMB Circular A-133 and which are described in the accompanying schedule of findings and questioned costs as Findings 2008-03 through 2008-05.

### Internal Control Over Compliance

The management of the Authority is responsible for establishing and maintaining effective internal control over compliance with requirements of laws, regulations, contracts and grants applicable to federal programs. In planning and performing our audit, we considered the Authority's internal control over compliance with the requirements that could have a direct and material effect on a major federal program in order to determine our auditing procedures for the purpose of expressing our opinion on compliance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over compliance.

Our consideration of internal control over compliance was for the limited purpose described in the preceding paragraph and would not necessarily identify all deficiencies in internal control that might be significant deficiencies or material weaknesses as defined below. However, as discussed below, we identified certain deficiencies in internal control over compliance that we consider to be significant deficiencies.

A Control deficiency in an entity's internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect noncompliance with a type of compliance requirement of a federal program on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the entity's ability to administer a federal program such that there is more than a remote likelihood that noncompliance with a type of compliance requirement of a federal program that is more than inconsequential will not be prevented or detected by the entity's internal control over compliance. We consider the deficiencies in internal control over compliance described in the accompanying schedule of findings and questioned costs as items 2008-03 and 2008-04 to be significant deficiencies.

A material weakness is a significant deficiency, or combination of significant deficiencies, that results in more than a remote likelihood that material noncompliance with a type of compliance requirement of a federal program will not be prevented or detected by the entity's internal control. We do not consider any of the deficiencies described in the accompanying schedule of findings and questioned costs to be material weaknesses.

The Authority's responses to the findings identified in our audit are described in the accompanying schedule of findings and questioned costs. We did not audit the Authority's responses and, accordingly, we express no opinion on them.

This report is intended solely for the information and use of management, the Board of Commissioners, and federal awarding agencies and pass-through entities, and is not intended to be and should not be used by anyone other than these specified parties.

Birmingham, Alabama  
December 23, 2008

*Yeager & Band*

**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS**  
**STATEMENT OF NET ASSETS**  
**MARCH 31, 2008**

**ASSETS**

	<b>Enterprise Fund</b>
<u>Current Assets</u>	
Cash and Cash Equivalents	\$ 7,482,500
Accounts Receivable - Grants	36,807
Accounts Receivable - Other	2,300,969
Allowance for Doubtful Accounts	(967,183)
Tenants Accounts Receivable	314,456
Allowance for Doubtful Accounts	(214,308)
Accrued Interest Receivable	5,917
Investments	667,875
Prepaid Expenses and Assets	227,483
Total Current Assets	<u>9,854,516</u>
<u>Restricted Assets</u>	
Cash & Cash Equivalents	<u>20,810,561</u>
Total Restricted Assets	<u>20,810,561</u>
<u>Capital Assets</u>	
Land	5,770,263
Buildings and Improvements	111,659,852
Furniture & Equipment	4,679,469
Construction in Process	<u>12,369,499</u>
	134,479,083
(Less): Accumulated Depreciation	<u>(81,295,419)</u>
Net Capital Assets	<u>53,183,664</u>
<u>Other Assets</u>	
Debt Issuance Costs net of Amortization	<u>800,669</u>
Total Other Assets	<u>800,669</u>
Total Assets	<u><u>\$ 84,649,410</u></u>

See the accompanying notes to financial statements.



HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS  
 STATEMENT OF NET ASSETS  
 MARCH 31, 2008

LIABILITIES AND NET ASSETS

	<b>Enterprise Fund</b>
<u>Liabilities</u>	
<u>Current Liabilities</u>	
Accounts Payable	\$ 1,557,222
Accrued Wages and Payroll Taxes	453,395
Accrued Compensated Absences	422,919
Interest Payable	83,382
Accrued Pilot	697,283
Tenant Security Deposits	302,419
Deferred Revenues	1,175,434
Current Portion of Long Term Debt	1,491,616
Other Current Liabilities	1,477,546
Total Current Liabilities	<u>7,661,216</u>
<u>Long Term Liabilities</u>	
Long Term Debt	17,332,108
Accrued Compensated Absences	425,200
Noncurrent Liabilities - Other	604,052
Total Long Term Liabilities	<u>18,361,360</u>
Total Liabilities	<u>26,022,576</u>
<u>Net Assets</u>	
Investment in Capital Assets net of Related Debt	34,359,940
Restricted Net Assets	28,087,828
Unrestricted Net Assets	<u>(3,820,934)</u>
Total Net Assets	<u>58,626,834</u>
Total Liabilities and Net Assets	<u>\$ 84,649,410</u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS**  
**FOR THE YEAR ENDED MARCH 31, 2008**

	<b>Enterprise Fund</b>
<u>Operating Revenues</u>	
Dwelling Rent	\$ 5,060,669
Operating Grants	120,597,981
Other Revenue	4,500,463
Total Operating Revenues	<u>130,159,113</u>
<u>Operating Expenses</u>	
Administrative	12,632,043
Tenant Services	401,517
Utilities	2,257,938
Maintenance and Operations	7,907,741
Protective Services	33,804
General Expense	1,090,433
Housing Assistance Payments	110,205,270
Depreciation & Amortization	3,794,133
Total Operating Expenses	<u>138,322,879</u>
Operating Income (Loss)	(8,163,766)
<u>Non-Operating Revenues (Expenses)</u>	
Investment Income	1,271,500
Loss on Disposition of Capital Assets	(47,162)
Interest Expense	(562,938)
Total Non-Operating Rev/(Exp)	<u>661,400</u>
Increase (Decrease) Before Capital Contributions	<u>(7,502,366)</u>
Capital Contributions	<u>1,726,588</u>
Increase (Decrease) in Net Assets	(5,775,778)
Net Assets, Beginning	53,688,516
Net Asset Transfer, See Note T	10,714,096
Net Assets, Ending	<u>\$ 58,626,834</u>

See the accompanying notes to financial statements.

**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS**  
**STATEMENT OF CASH FLOWS**  
**FOR THE YEAR ENDED MARCH 31, 2008**

	<b>Enterprise Fund</b>
<u>Cash flows from operating activities:</u>	
Cash Received from Dwelling Rent	\$ 4,865,149
Cash Received from Grants	120,985,104
Cash Received from Other Sources	4,180,956
Cash Payments for Salaries & Benefits	(10,161,042)
Cash Payments to Vendors & Landlords	(122,830,335)
Net Cash flows provided (used) by Operating activities	<u>(2,960,168)</u>
<u>Cash flows from capital and related financing activities:</u>	
Capital Grants Received	1,787,874
Capital Outlay	(3,153,014)
Proceeds from Sale of Fixed Assets	3,525
Payment of Principal and Interest on Debt	(815,739)
Net cash flows provided (used) by capital and related financing activities	<u>(2,177,354)</u>
<u>Cash flows from investing activities:</u>	
Transferred from (to) investments	284,189
Interest earned from cash and cash equivalents	1,315,928
Net cash flows provided (used) by investing activities	<u>1,600,117</u>
Net Increase (decrease) in cash and cash equivalents	(3,537,405)
<u>Cash and cash equivalents, beginning of year:</u>	
Current Assets - Restated	<u>31,830,466</u>
<u>Cash and cash equivalents, end of year:</u>	
Current assets	7,482,500
Restricted assets	20,810,561
Total cash and cash equivalents, end of year	<u>\$ 28,293,061</u>
<u>Reconciliation of operating income to net cash provided by (used in) operating activities:</u>	
Operating Income (Loss)	\$ (8,163,766)
Adjustment to reconcile operating income (loss) to net cash provided by (used in) operating activities:	
Depreciation/Amortization Expense	3,794,133
Bad Debt Expense	217,518
Change in Accounts Receivable/Payable from Operating Grants	387,123
Change in Tenant Accounts Receivable	(195,520)
Change in Other Accounts Receivable	(904,341)
Change in Deferred Revenue	520,714
Change in Prepaid Costs	(151,465)
Change in Inventory	244,239
Change in Accounts Payable	154,483
Change in Accrued Expenses	126,661
Change in Other Liabilities	945,933
Change in Tenant Security Deposits	64,120
Net cash provided by (used in) operating activities	<u>\$ (2,960,168)</u>

See accompanying notes to financial statements.

HOUSING AUTHORITY OF THE COUNTY OF COOK  
CHICAGO, ILLINOIS  
NOTES TO FINANCIAL STATEMENTS  
MARCH 31, 2008

NOTE A - SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Housing Authority have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles. The Authority is a Special Purpose Government engaged only in business-type activities and therefore, presents only the financial statements required for the enterprise fund, in accordance with GASB Statement 34 paragraph 138.

The Authority has multiple programs which are accounted for in one enterprise fund, which is presented as the "enterprise fund" in the basic financial statements as follows:

Enterprise Fund – In accordance with the Enterprise Fund Method, activity is recorded using the accrual basis of accounting and the measurement focus is on the flow of economic resources. Under the accrual basis of accounting revenues are recorded when earned and expenses are recorded at the time liabilities are incurred. This required the Housing Authority to account for operations in a manner similar to private business or where the Board has decided that the determination of revenues earned, costs incurred and/or net income is necessary for management accountability.

Governmental Accounting Standards – The Housing Authority has applied all applicable Governmental Accounting Standards Board pronouncements as well as pronouncements issued by the Financial Accounting Standards Board on or before November 30, 1989, and those issued after November 30, 1989 except for those that conflict with or contradict Governmental Accounting Standards Board pronouncements.

Cash

The Housing Authority considers cash on hand and cash in checking to be cash equivalents. Cash on hand is not included in calculation of collateral required.

Accounts Receivable

Tenant accounts receivables are carried at the amount considered by management to be collectible. Other accounts receivable consists of amounts due from HUD and State and Local governments for grant income.

Prepaid Items

Prepaid Items consists of payments made to vendors for services that will benefit future periods.

Deferred Revenue

The Authority recognizes revenues as earned. Amounts received in advance of the period in which it is earned is recorded as a liability under Deferred Revenue.

## NOTES TO FINANCIAL STATEMENTS - CONTINUED

### NOTE A - SIGNIFICANT ACCOUNTING POLICIES- CONTINUED

#### Property and Equipment

Property and equipment are recorded at cost. Depreciation is computed using the straight-line method over the estimated useful lives of the assets. The costs of maintenance and repairs are expensed while significant renewals and betterments are capitalized. Small dollar value minor equipment items are expensed. Depreciation on assets has been expensed in the statement of income. Estimated useful lives are as follows:

Buildings	30 years
Buildings & Improvements	7 - 15 years
Furniture fixtures and equipment	5 - 10 years

#### Revenue Accounting Policies

Dwelling rent income, HUD grants received for operations, other operating fund grants and operating miscellaneous income are shown as operating income. HUD grants received for capital assets and all other revenue is shown as non-operating revenue.

These financial statements do not contain material inter-fund revenues and expenses for internal activity. The policy is to eliminate any material inter-fund revenues and expenses for these financial statements.

#### Intangible Assets

In accordance with SFAS 142 intangible assets with finite useful lives will be amortized over their estimated useful life. Bond issuance costs consist primarily of unamortized revenue bond issuance costs. Expenses relating to the issuance of the capital program bonds are capitalized and amortized on a straight-line basis over the term of the bond's maturity.

#### Cost Allocation Plan

In accordance with OMB Circular A-87, the Authority utilizes a Cost Allocation Plan. The Authority allocates indirect costs to programs on the basis of one of the following methods: direct salaries and wages, percentage of office square footage, number of vouchers and/or units, estimated/actual time spent, number of checks processed or the allotment stipulated in contractual agreements.

#### Indirect Expenses

The Authority allocates is indirect expenses such as payroll and administrative expenses based upon public housing rental units and Section 8 baseline units.

## NOTES TO FINANCIAL STATEMENTS - CONTINUED

### NOTE B - REPORTING ENTITY DEFINITION

The Housing Authority is a separate non-profit corporation with a Board of Commissioners. The applicable jurisdictions appoint the Board of Commissioners. However, the Housing Authority has complete legislative and administrative authority and it recruits and employs personnel. The Authority adopts a budget that is approved by the Board of Commissioners. Subsidies for operations are received primarily from HUD. The Authority has substantial legal authority to control its affairs without local government approval; therefore, all operations of the Authority are a separate reporting entity as reflected in this report. The Authority has no other organizational units. No separate agency receives a financial benefit nor imposes a financial burden on the Authority.

In determining how to define the reporting entity, management has considered all potential component units. The decision to include a component unit in the reporting entity was made by applying the criteria set forth in *Section 2100 and 2600 of the Codification of Governmental Accounting and Financial Reporting Standards and Statement No. 14 (amended), of the Governmental Accounting Standards Board: The Financial Reporting Entity*. These criteria include manifestation of oversight responsibility including financial accountability, appointment of a voting majority, imposition of will, financial benefit to or burden on a primary organization, financial accountability as a result of fiscal dependency, potential for dual inclusion, and organizations included in the reporting entity although the primary organization is not financially accountable. Based upon the application of these criteria, the reporting entity includes the following blended component unit:

**Cook County Housing Development Corporation and its Subsidiaries (CCHDC)** is an Illinois not for profit Corporation under Section 115 of the Internal Revenue Code of 1986, and is exempt from Federal income tax. The Corporation is organized and is operated exclusively as a subsidiary of the Housing Authority of the County of Cook. CCHDC was developed for the purpose of providing safe, sanitary, decent and affordable housing opportunities; to develop blighted areas; to rehabilitate deteriorated existing housing and to promote social community growth for individuals in Cook County. A copy of the financial statements of CCHDC for the year ended March 31, 2008 may be obtained by writing to the Housing Authority of the County of Cook at 175 W. Jackson Blvd., Suite 350, Chicago, Illinois 60604-3042.

### NOTE C - CASH AND INVESTMENT DEPOSITS

*Custodial Credit Risk* – The Housing Authority policy is to limit credit risk by adherence to the list of HUD permitted investments, which are backed by the full faith and credit of or a guarantee of principal and interest by the U.S. Government.

*Interest Rate Risk* – The Housing Authority does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from interest rate volatility.

The Housing Authority's cash and cash equivalents consist of cash held in both interest and non-interest bearing checking accounts and money market accounts totaling \$4,326,024, and \$3,152,781 invested in short term US Treasury Money Market Funds. The restricted cash consists of \$1,219,558 held in an interest bearing checking account and \$19,591,003 held in US Treasury Money Market Funds. Investments of \$667,875 consist of nine certificates of deposits with varying interest rates.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE C - CASH AND INVESTMENT DEPOSITS – CONTINUED

Deposits with financial institutions are secured as follows:

Insured by FDIC	\$ 556,524
Investments held in U.S. Treasury Obligations	22,743,784
Trust Assets held in a Fiduciary Capacity	147,396
Funds Held in the name of the Component Unit and its Subsidiaries	2,410,100
Collateralized with specific securities in the Authority name which are held by the financial institution	1,089,597
Uncollateralized	<u>2,009,840</u>
	<u>\$ 28,957,241</u>

All investments are carried at cost plus accrued interest, which approximates market. The remaining \$3,695 is held in the form of petty cash or change fund. The Authority had no realized gains or losses on the sale of investments. The calculation of realized gains or losses is independent of a calculation of the net change in the fair value of investments. Currently, there are no regulations that stipulate the collateralization of funds on component units of housing authorities.

### NOTE D - CONTRACTUAL COMMITMENTS

The significant Outstanding Contractual Commitments as of the Balance Sheet Date are as follows:

<u>Type Commitment</u>	<u>Amount</u>
Professional Contracts	\$500,000
Employment Contracts	<u>120,000</u>
	<u>\$620,000</u>

### NOTE E – SIGNIFICANT ESTIMATES

The financial statements include some amounts that are based on management's best estimates and judgments. The most significant estimates relate to depreciation and useful lives, account receivable valuations and note receivable valuations. These estimates may be adjusted as more current information becomes available, and any adjustment could be significant.

## NOTES TO FINANCIAL STATEMENTS - CONTINUED

### NOTE F - EMPLOYEE BENEFIT PLANS

The Housing Authority has a HUD approved noncontributory, defined contribution retirement plan covering substantially all of its employees. Participants become fully vested in employer contributions and investments earnings after five years of participation in the plan. Total employer contributions to the plan were \$808,758 for the year.

The Housing Authority sponsors a 401(k) plan under which participating employees may authorize payroll deductions of up to the IRS allowable limit of their earnings. The Authority does not contribute to the plan and no administrative fees are paid. Employees contributed approximately \$182,294 to the plan for the year ended March 31, 2008.

Assets in the plan are recorded at market value but are administered by a private corporation under contract with the Housing Authority. It is the opinion of the Authority's legal counsel that the Housing Authority has no liability for losses under the plan but does have the duty of due care that would be required of an ordinary prudent investor.

### NOTE G - COMPENSATED ABSENCES

The Authority allows employees to accumulate vacation leave to a maximum of thirty days for employees with under twenty years of service with the Authority and fifty days for employees with over twenty years of service. Sick leave is accumulated on an unlimited basis. Upon termination, fifty percent of accumulated sick leave and all of accumulated vacation leave will be paid to the employee. All accumulated vacation leave and fifty percent of accumulated sick leave is accrued when incurred. The amount estimated to be paid out in the next year is shown as a current liability; the balance is shown as a long-term liability.

### NOTE H - RISK MANAGEMENT

The Housing Authority is exposed to various risks of losses related to torts; thefts of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Housing Authority carries commercial insurance for all risks of loss, including workman's compensation and employee health and accident insurance. The Housing Authority has not had any significant reductions in insurance coverage or any claims not reimbursed.

### NOTE I - CONCENTRATION OF RISK

The Housing Authority receives most of its funding from HUD. These funds and grants are subject to modification by HUD depending on the availability of funding.

### NOTE J - DEFERRED FINANCING COSTS

Cost relating to obtaining the Revenue Bond financing are capitalized and amortized over the term of the related debt using the straight line method. Accumulated amortization at March 31, 2008 was \$62,018. Accumulated amortization on financing costs related to Cook County Housing Development Corporation and its Subsidiaries, at March 31, 2008, was \$60,878. When a loan is paid in full, any unamortized financing costs are removed from the related accounts and charged to operations.



# NOTES TO FINANCIAL STATEMENTS - CONTINUED

## NOTE K – CAPITAL ASSETS

A summary of capital assets is as follows at March 31, 2008:

	<u>CONVENTIONAL</u>	<u>SECTION 8</u>	<u>CAPITAL FUND</u>	<u>COMPONENT UNIT</u>
Land	\$ 4,877,940	\$ -	\$ -	\$ 892,323
Building and Improvements	89,065,494	-	4,319,300	18,275,058
Furniture, Fixtures and Equipment	2,184,586	1,136,233	962,376	396,274
Construction in Process	11,406,201	-	963,298	-
Less Accumulated Depreciation	<u>(78,799,496)</u>	<u>(478,663)</u>	<u>(600,355)</u>	<u>(1,416,905)</u>
Total Capital Assets	<u>\$ 28,734,725</u>	<u>\$ 657,570</u>	<u>\$ 5,644,619</u>	<u>\$ 18,146,750</u>

	<u>April 1, 2007 Balance - Restated</u>	<u>Additions</u>	<u>Transfers &amp; Deletions</u>	<u>March 31, 2008 Balance</u>
Land	\$ 5,770,263	\$ -	\$ -	\$ 5,770,263
Construction in Process	<u>12,852,179</u>	<u>1,730,731</u>	<u>(2,213,411)</u>	<u>12,369,499</u>
Total Assets not being Depreciated	18,622,442	1,730,731	(2,213,411)	18,139,762
Buildings and Improvements	109,351,840	515,458	1,792,554	111,659,852
Furniture and Equipment	<u>4,379,374</u>	<u>700,711</u>	<u>(400,616)</u>	<u>4,679,469</u>
Total Capital Assets	132,353,656	2,946,900	(821,473)	134,479,083
Less Accumulated Depreciation	<u>(78,272,072)</u>	<u>(3,794,133)</u>	<u>770,786</u>	<u>(81,295,419)</u>
Net Book Value	<u>\$ 54,081,584</u>	<u>\$ (847,233)</u>	<u>\$ (50,687)</u>	<u>\$ 53,183,664</u>

## NOTES TO FINANCIAL STATEMENTS - CONTINUED

### NOTE L - INVESTMENTS IN PARTNERSHIPS

Cook County Housing Development Corporation and its Subsidiaries (CCHDC), the Authority's blended component unit, owns a minority partnership interest in ten limited partnerships. One of CCHDC's roles in the partnerships is to be an intermediary non-profit financing vehicle. With the exception of Calumet Park Senior Housing, L.P., and Morton Grove Senior Housing, L.P. (discussed further in Note T), CCHDC provides no management services and receives minimal income from project cash flow, from the partnerships. The investment in the partnerships is an allocation of the partnership's book net worth. CCHDC, will, in all probability, receive nothing of significant value from the partnerships until the end of the extended period of each project. The partnership interests have been fully reserved since the asset has no realizable value to CCHDC. Any realization of partnership interests is theoretical. The accounting principle of conservatism was used in the consideration of the fair value of CCHDC's partnership investments as of March 31, 2008.

### NOTE M - OPERATING LEASE

Leases for office space extend through various dates, through May 31, 2023. Rent expense for office space amounted to approximately \$766,919 for the year ended March 31, 2008. Total minimum rent under non-cancelable leases in effect at March 31, 2008 is payable approximately as follows:

<u>Fiscal Year</u>	<u>Payment</u>
2009	641,425
2010	654,254
2011	667,339
2012	680,686
2013	694,299
2014 - 2018	3,685,425
2019 - 2023	4,069,007
Total Payments	<u>\$ 11,092,435</u>

### NOTE N - NOTES AND BONDS PAYABLE

In May 2005, the Authority participated in a bond transaction to finance the construction associated with improving three of its existing senior housing facilities. The renovation substantially improved the senior developments in Robbins and Chicago Heights. The bonds were issued by the Illinois Housing Development Authority ("IHDA") pursuant to a Trust Indenture as supplemented by the First Supplement Trust Indenture relating to the bonds between IHDA and the Amalgamated Bank of Chicago, as Trustee; and a Loan Agreement between IHDA and the Authority. The amount financed through this bond issue was \$11,000,000 and will be repaid over 20 years using funds from the Authority's Capital Fund Program annual allocation. The bonds are secured by future revenues from the Capital Fund program. The Bonds bear interest at a rate not to exceed six percent and are paid semi-annually. Interest capitalized and charged to expense during the year was \$224,354 and \$235,381, respectively.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE N – NOTES AND BONDS PAYABLE - CONTINUED

Future bond payments are as follows:

<u>Fiscal Year</u>	<u>Principal</u>	<u>Interest</u>	<u>Balance Due</u>
2009	390,000	452,348	9,875,000
2010	400,000	438,523	9,475,000
2011	415,000	423,741	9,060,000
2012	430,000	407,360	8,630,000
2013	450,000	387,510	8,180,000
2014 - 2018	2,600,000	1,575,415	5,580,000
2019 - 2023	3,250,000	917,055	2,330,000
2024 - 2026	2,330,000	164,220	-
Total Payments	<u>\$ 10,265,000</u>	<u>\$ 4,766,171</u>	

Cook County Housing Development Corporation and its Subsidiaries (CCHDC) have the following notes and mortgages payable:

CCHDC has a mortgage note payable, dated February 27, 2004, which is held by LaSalle Bank in the original amount of \$472,000. As of March 31, 2008, the Authority owed \$443,687 against the note. The note bears interest at 5.875% per annum, and matures on March 1, 2034. Monthly installments of \$2,792 for principal and interest are based on a 30-year amortization of the original note balance. The loan is secured by real estate for lease in Matteson, Illinois.

CCHDC has a line of credit note payable, dated December 1, 2006, held by Charter One Bank in the original amount of \$1,000,000. As of March 31, 2008, the Authority owed \$649,136 against the note. The funds were used towards the purchase of, and to assist with operational expenses of an apartment building in Riverdale. The note bears interest at 5% per annum. Interest is payable monthly. The loan is secured by the building. The loan was paid in full, subsequent to year end, on December 4, 2008.

CCHDC has a third note payable, dated December 1, 2006, held by Chicago Community Loan Fund in the original amount of \$269,303. As of March 31, 2008, the Authority owed \$324,329 against the note. These funds were also used towards the purchase of, and to assist with operational expenses of the same apartment building in Riverdale. The note bears interest at 7.5% per annum. Interest is payable monthly. The loan is secured by the building. The loan was paid in full, subsequent to year end, on December 4, 2008.

# NOTES TO FINANCIAL STATEMENTS - CONTINUED

## NOTE N – NOTES AND BONDS PAYABLE - CONTINUED

Future note payments are as follows:

<u>Fiscal Year</u>	<u>Principal</u>
2009	981,283
2010	8,102
2011	8,591
2012	9,110
2013	9,660
2014 - 2018	57,780
2019 - 2023	77,453
2024 - 2028	103,825
2029 - 2033	139,176
2034	22,172
Total	<u>\$ 1,417,152</u>

CCHDC has various mortgage notes payable, applicable to rental properties. The mortgage notes are due to various organizations that provide affordable housing and related services. Substantially all of the mortgage notes are collateralized by real estate, or are made to entities in which CCHDC and its Subsidiaries have an ownership interest. Interest rates on the mortgage notes range from 0% to 5.95%. Maturity dates range from fiscal years 2012 to 2048.

Future mortgage payments are as follows:

<u>Fiscal Year</u>	<u>Principal</u>
2009	120,333
2010	124,420
2011	128,692
2012	133,158
2013	137,828
Thereafter	6,497,141
Total	<u>\$ 7,141,572</u>

Long-term liabilities consist of the following:

	<u>Balance</u> <u>4/1/2007 - Restated</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance</u> <u>03/31/08</u>
Bonds Payable	\$ 10,640,000	-	375,000	\$ 10,265,000
CCHDC - Notes Payable	8,480,369	78,355	-	8,558,724
Accrued Compensated Absences	848,119	-	-	848,119
Other Liabilities	641,860	-	37,808	604,052
Total Debt	20,610,348			20,275,895
Less: Current Portion	813,673			1,914,535
Long Term Debt	<u>\$ 19,796,675</u>			<u>\$ 18,361,360</u>

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE O – ACCOUNTS RECEIVABLE - OTHER

Accounts Receivable – Other (less Allowance), at March 31, 2008 consist of:

Due from Other Housing Authorities for Ported Vouchers	\$ 1,143,333
Less: Allowance for Doubtful Accounts	(967,183)
Due from Landlords	124,523
Voucher Program Security Deposit Assistance	142,362
Various Other Receivables	87,322
CCHDC - Due from Affiliates	669,782
CCHDC - Due from Development Entities	131,779
CCHDC - Various Other Receivables	1,868
	<u>\$ 1,333,786</u>

### NOTE P – OTHER CURRENT LIABILITIES

Other current liabilities at March 31, 2008 consist of:

Deferred Rent Expense	\$ 1,196,243
Public Housing FSS Escrow	8,921
Various Other Liabilities	94,042
CCHDC - Other Liabilities	178,340
	<u>\$ 1,477,546</u>

### NOTE Q – RESTRICTED CASH

Restricted cash consists of the following:

Restricted for Housing Assistance Payments	\$ 18,935,564
CCHDC - Non-controlling interest in Subsidiaries	7,708,447
Restricted Bond Funds for Debt Service Requirements	655,439
CCHDC - Escrow and Reserve Accounts	788,378
Total Restricted Assets	<u>\$ 28,087,828</u>

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE R – INTERPROGRAM ACTIVITY

The Housing Authority manages several programs. Many charges, i.e., payroll, benefits, insurance, etc. are paid by the Housing Authority's various funds and subsequently reimbursed by the Public Housing Program. Balances due for such charges are reflected in the Interprogram Due to/Due from account balances. Interprograms at March 31, 2008 consisted of the following:

Shelter Care Plus	\$ (154,606)
Public Housing Program	1,067,757
Housing Choice Vouchers	(1,057,625)
Capital Fund Program	5,917
Disaster Housing Assistance	138,557
	<u>\$ -</u>

### NOTE S – COMMITMENTS AND CONTINGENCIES

Amounts received or receivable from HUD are subject to audit and adjustment by grantor agencies. If expenses are disallowed as a result of these audits, the claims for reimbursement to the grantor agency would become a liability of the Authority. In the opinion of management, any such adjustments would not be significant. Additionally, on April 23, 2008, the Authority received a letter from HUD which indicated a tenant income discrepancy, for Housing Choice Voucher program participants, between the Enterprise Income Verification (EIV) system and the Public and Indian Housing Information Center (PIC). On June 13, 2008, the Authority confirmed a \$7,065,511 income deficiency between annual income program participants reported to HACC, and actual annual income the program participants made. The Authority is in the process of entering into repayment agreements with those participants who demonstrate the capacity to repay the excess rent paid by the Authority. The program participants who grossly misrepresented their income have been referred to the Office of the Cook County State's Attorney and/or HUD's Office of Inspector General for action. Clients who grossly misrepresented information and those who are unable to demonstrate the ability to honor an appropriate repayment plan are being reviewed for program termination. Its management's position that HUD will not attempt to recapture the excess federal funds used to pay out additional housing assistance payments, and any funds recovered by the Authority will remain with the Authority. Therefore, no liability has been accrued.

## NOTES TO FINANCIAL STATEMENTS – CONTINUED

### NOTE T – NET ASSET TRANSFER

Beginning April 1, 2007, Cook County Housing Development Corporation and its Subsidiaries (CCHDC) adopted Emerging Issues Task Force Issue No. 04-5, Determining Whether a General Partner, or the General Partners as a Group, Control a Limited Partnership or Similar Entity When the Limited Partners Have Certain Rights (EITF 04-5). EITF 04-5 provides guidance as to when a general partner controls a limited partnership and is required to include the assets, liabilities and activities of a limited partnership in its financial statements. CCHDC is the owner of corporations or a member of limited liability companies that have general partner interests in partnerships. Under EITF 04-5, the general partners in a limited partnership are presumed to control the limited partnership regardless of the extent of the general partners' ownership interest in the limited partnership. If the limited partners have either (a) the substantive ability to liquidate the limited partnership or otherwise remove the general partner without cause or (b) substantive participating rights, the general partners do not control the limited partnership. CCHDC management believes CCHDC effectively controls Calumet Park Senior Housing, L.P., and Morton Grove Senior Housing, L.P., and these partnerships have been consolidated effective April 1, 2007. CCHDC's beginning net assets have been restated to reflect the inclusion of these limited partnerships, as follows:

CCHDC Beginning Net Assets	\$ 1,299,065
Inclusion of Calumet Park Senior Housing, L.P.	8,619,934
Inclusion of Morton Grove Senior Housing, L.P.	2,094,162
CCHDC Beginning Net Assets - Restated	<u>\$ 12,013,161</u>

### NOTE U – RESTRICTED NET ASSETS

Restricted net assets consist of the following:

Restricted for Housing Assistance Payments	\$ 18,935,564
CCHDC - Non-controlling interest in Subsidiaries	7,708,447
Restricted Bond Funds for Debt Service Requirements	655,439
CCHDC - Escrow and Reserve Accounts	788,378
Total Restricted Assets	<u>\$ 28,087,828</u>

Housing Assistance Payment (HAP) funds are available to the Authority under the Housing Choice Vouchers program. These funds are to be only be used for HAP expenditures for the program. Previously these funds have been unrestricted. Due to the change in funding methods by HUD these excess funds are now restricted. \$7,708,447 represents CCHDC's non-controlling interest in Calumet Park Senior Housing, L.P., and Morton Grove Senior Housing, L.P. There is no offsetting liability for the restricted bond fund proceeds, or CCHDC's escrow and reserve accounts. Therefore the applicable amounts of \$655,439 and \$788,378 are shown as Restricted Net Assets in the equity section of the Statement of Net Assets.

**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS  
SCHEDULE OF ASSETS, LIABILITIES AND NET ASSETS BY PROGRAM  
MARCH 31, 2008**

**ASSETS**

	<u>CDBG</u>	<u>Shelter Plus Care</u>	<u>Public Housing Program</u>	<u>Housing Choice Voucher Program</u>	<u>Capital Fund Program</u>	<u>Disaster Housing Assistance Program</u>	<u>Component Unit</u>	<u>Total</u>
<u>Current Assets</u>								
Cash and Cash Equivalents	\$ -	\$ 28,496	\$ 3,759,516	\$ 2,740,641	\$ -	\$ -	\$ 953,847	\$ 7,482,500
Accounts Receivable - Grants	-	-	-	-	36,807	-	-	36,807
Accounts Receivable - Other	-	-	64,123	1,433,417	-	-	803,429	2,300,969
Allowance for Doubtful Accounts	-	-	-	(967,183)	-	-	-	(967,183)
Tenants Accounts Receivable	-	-	306,897	-	-	-	7,559	314,456
Allowance for Doubtful Accounts	-	-	(214,308)	-	-	-	-	(214,308)
Accrued Interest Receivable	-	-	673	5,244	-	-	-	5,917
Investments	-	-	-	-	-	-	-	-
Prepaid Expenses and Assets	-	-	128,852	63,227	-	-	667,875	667,875
Interprogram	-	-	1,067,757	-	-	-	35,404	227,483
Total Current Assets	-	28,496	5,113,510	3,275,346	42,724	138,557	-	1,212,231
<u>Non-current Assets</u>								
	-	-	-	-	-	-	2,468,114	11,066,747
<u>Restricted Assets</u>								
Cash & Cash Equivalents	-	-	655,439	19,366,744	-	-	788,378	20,810,561
Total Restricted Assets	-	-	655,439	19,366,744	-	-	788,378	20,810,561
<u>Capital Assets</u>								
Land	-	-	4,877,940	-	-	-	892,323	5,770,263
Buildings and Improvements	-	-	89,065,494	-	4,319,300	-	18,275,058	111,659,852
Furniture & Equipment	-	-	2,184,586	1,136,233	962,376	-	396,274	4,679,469
Construction in Process	-	-	11,406,201	-	963,298	-	-	12,369,499
(Less): Accumulated Depreciation	-	-	107,534,221	1,136,233	6,244,974	-	19,563,655	134,479,083
Net Capital Assets	-	-	(78,799,496)	(478,663)	(600,355)	-	(1,416,905)	(81,295,419)
	-	-	28,734,725	657,570	5,644,619	-	18,146,750	53,183,664
<u>Other Assets</u>								
Debt Issuance Costs net of Amortization	-	-	368,877	-	-	-	431,792	800,669
Total Other Assets	-	-	368,877	-	-	-	431,792	800,669
Total Assets	\$ -	\$ 28,496	\$ 34,872,551	\$ 23,299,660	\$ 5,687,343	\$ 138,557	\$ 21,835,034	\$ 85,861,641



**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS  
SCHEDULE OF ASSETS, LIABILITIES AND NET ASSETS BY PROGRAM  
MARCH 31, 2008**

**LIABILITIES AND NET ASSETS**

	<u>CDBG</u>	<u>Shelter Plus Care</u>	<u>Public Housing Program</u>	<u>Housing Choice Voucher Program</u>	<u>Capital Fund Program</u>	<u>Disaster Housing Assistance Program</u>	<u>Component Unit</u>	<u>Total</u>
<b>Liabilities</b>								
<b>Current Liabilities</b>								
Accounts Payable	\$ -	\$ -	\$ 729,438	\$ 734,122	\$ 42,724	\$ -	\$ 50,938	\$ 1,557,222
Accrued Wages and Payroll Taxes	-	-	434,742	-	-	-	18,653	453,395
Accrued Compensated Absences	-	-	166,665	256,254	-	-	-	422,919
Interest Payable	-	-	39,538	-	-	-	43,844	83,382
Accrued Pilot	-	-	697,283	-	-	-	-	697,283
Tenant Security Deposits	-	-	236,210	-	-	-	66,209	302,419
Deferred Revenues	-	1,713	313,371	339,636	-	-	520,714	1,175,434
Current Portion of Long Term Debt	-	-	390,000	-	-	-	1,101,616	1,491,616
Other Current Liabilities	-	-	102,963	1,196,243	-	-	178,340	1,477,546
Interprogram Payable	-	154,606	-	1,057,625	-	-	-	1,212,231
Total Current Liabilities	-	156,319	3,110,210	3,583,880	42,724	-	1,980,314	8,873,447
<b>Long Term Liabilities</b>								
Long Term Debt	-	-	9,875,000	-	-	-	7,457,108	17,332,108
Accrued Compensated Absences	-	-	254,364	170,836	-	-	-	425,200
Noncurrent Liabilities - Other	-	-	172,872	431,180	-	-	-	604,052
Total Long Term Liabilities	-	-	10,302,236	602,016	-	-	7,457,108	18,361,360
Total Liabilities	-	156,319	13,412,446	4,185,896	42,724	-	9,437,422	27,234,807
<b>Net Assets</b>								
Investment in Capital Assets	-	-	18,469,725	657,570	5,644,619	-	9,588,026	34,359,940
net of Related Debt	-	-	655,439	18,935,564	-	-	8,496,825	28,087,828
Restricted Net Assets	-	(127,823)	2,334,941	(479,370)	-	138,557	(5,687,239)	(3,820,934)
Unrestricted Net Assets	-	(127,823)	21,460,105	19,113,764	5,644,619	138,557	12,397,612	58,626,834
Total Liabilities and Net Assets	\$ -	\$ 28,496	\$ 34,872,551	\$ 23,299,660	\$ 5,687,343	\$ 138,557	\$ 21,835,034	\$ 85,861,641

**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS  
SCHEDULE OF REVENUES, EXPENSES AND CHANGES IN NET ASSETS BY PROGRAM  
FOR THE YEAR ENDED MARCH 31, 2008**

	<u>CDBG</u>	<u>Shelter Plus Care</u>	<u>Public Housing Program</u>	<u>Housing Choice Voucher Program</u>	<u>Capital Fund Program</u>	<u>Disaster Housing Assistance Program</u>	<u>Component Unit</u>	<u>Total</u>
<u>Operating Revenues</u>								
Dwelling Rent	\$ -	\$ -	\$ 4,044,279	\$ -	\$ -	\$ -	\$ 1,016,390	\$ 5,060,669
Operating Grants	-	364,635	7,550,545	110,964,147	1,547,289	171,365	-	120,597,981
Other Revenue	-	-	163,713	4,900	-	-	4,331,850	4,500,463
Total Operating Revenues	-	364,635	11,758,537	110,969,047	1,547,289	171,365	5,348,240	130,159,113
<u>Operating Expenses</u>								
Administrative	-	22,484	2,474,407	9,213,839	221,671	-	699,642	12,632,043
Tenant Services	-	-	401,517	-	-	-	-	401,517
Utilities	-	-	2,154,744	-	-	-	103,194	2,257,938
Maintenance and Operations	-	-	4,259,247	3,225	236,268	-	3,409,001	7,907,741
Protective Services	-	-	33,804	-	-	-	-	33,804
General Expense	-	-	667,056	379,866	2,034	-	41,477	1,090,433
Housing Assistance Payments	-	469,974	-	109,702,488	-	32,808	-	110,205,270
Depreciation & Amortization	-	-	2,938,074	97,948	224,903	-	533,208	3,794,133
Total Operating Expenses	-	492,458	12,928,849	119,397,366	684,876	32,808	4,786,522	138,322,879
Operating Income (Loss)	-	(127,823)	(1,170,312)	(8,428,319)	862,413	138,557	561,718	(8,163,766)
<u>Non-Operating Revenues (Expenses)</u>								
Investment Income	-	-	99,607	1,021,603	-	-	150,290	1,271,500
Loss on Disposition of Capital Assets	(50,000)	-	2,838	-	-	-	-	(47,162)
Interest Expense	-	-	(235,381)	-	-	-	(327,557)	(562,938)
Total Non-Operating Rev/(Exp)	(50,000)	-	(132,936)	1,021,603	-	-	(177,267)	661,400
Increase (Decrease) Before Capital Contributions and Transfers	(50,000)	(127,823)	(1,303,248)	(7,406,716)	862,413	138,557	384,451	(7,502,366)
Capital Contributions	-	-	-	-	1,726,588	-	-	1,726,588
Operating Transfers In (Out)	-	-	1,087,316	-	(1,087,316)	-	-	-
Increase (Decrease) in Net Assets	(50,000)	(127,823)	(215,932)	(7,406,716)	1,501,685	138,557	384,451	(5,775,778)
Net Assets, Beginning	50,000	-	21,676,037	26,520,480	4,142,934	-	1,299,065	53,688,516
Net Asset Transfers	-	-	-	-	-	-	10,714,096	10,714,096
Net Assets, Ending	\$ -	\$ (127,823)	\$ 21,460,105	\$ 19,113,764	\$ 5,644,619	\$ 138,557	\$ 12,397,612	\$ 58,626,834

**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS  
STATEMENT AND CERTIFICATION OF PROGRAM COSTS  
SHELTER PLUS CARE PROGRAM  
MARCH 31, 2008**

**IL01C611030**

Funds Approved	\$	397,092
Funds Disbursed		<u>383,076</u>
Excess Funds Approved	\$	<u><u>14,016</u></u>
Funds Advanced	\$	383,076
Funds Disbursed		<u>383,076</u>
Excess Funds (Deficiency)	\$	<u><u>-</u></u>

1. The distribution of costs as shown on the Financial Status Report submitted to HUD for approval is in agreement with the Housing Authority's records.
2. All program costs have been paid and all related liabilities have been discharged through payment.

**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS  
STATEMENT AND CERTIFICATION OF PROGRAM COSTS  
RESIDENT OPPORTUNITY AND SELF-SUFFICIENCY GRANT  
MARCH 31, 2008**

**IL025RFS083A004**

Funds Approved	\$	46,500
Funds Disbursed		46,500
Excess Funds Approved	\$	-
<hr/>		
Funds Advanced	\$	46,500
Funds Disbursed		46,500
Excess Funds (Deficiency)	\$	-
<hr/>		

1. The distribution of costs as shown on the Financial Status Report submitted to HUD for approval is in agreement with the Housing Authority's records.
2. All program costs have been paid and all related liabilities have been discharged through payment.

**HOUSING AUTHORITY OF THE COUNTY OF COOK, ILLINOIS  
STATEMENT AND CERTIFICATION OF PROGRAM COSTS  
CAPITAL FUND PROGRAM  
MARCH 31, 2008**

**IL06P02550103**

Funds Approved	\$	3,469,279
Funds Disbursed		<u>3,469,279</u>
Excess Funds Approved	\$	<u><u>-</u></u>
 Funds Advanced	 \$	 3,469,279
Funds Disbursed		<u>3,469,279</u>
Excess Funds (Deficiency)	\$	<u><u>-</u></u>

1. The distribution of costs as shown on the Financial Status Report submitted to HUD for approval is in agreement with the Housing Authority's records.
2. All program costs have been paid and all related liabilities have been discharged through payment.

HOUSING AUTHORITY OF THE COUNTY OF COOK  
CHICAGO, ILLINOIS  
SUMMARY SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS  
YEAR ENDED MARCH 31, 2008

EXPENDITURES

Shelter Care Plus	
Total CFDA Number 14.238	<u>\$      364,635</u>
Low Rent Public Housing Expenditures	
Total CFDA Number 14.850a	<u>      7,262,035</u>
Section 8 Housing Choice Vouchers	
Total CFDA Number 14.871	<u>    110,964,147</u>
Public Housing Capital Fund Program	
Total CFDA Number 14.872	<u>      3,273,877</u>
Total HUD Expenditures	<u>    121,864,694</u>
Disaster Housing Assistance Program	
Total CDFA Number 97.109	<u>      171,365</u>
Total Federal Emergency Management Agency Expenditures	<u>      171,365</u>
TOTAL FEDERAL EXPENDITURES	<u><u>  \$  122,036,059</u></u>

Accounting Policies:

The information on this schedule is prepared in accordance with accounting principles as described in the footnotes to this report.

HOUSING AUTHORITY OF THE COUNTY OF COOK, CHICAGO, ILLINOIS  
FINANCIAL DATA SCHEDULE  
MARCH 31, 2008

ASSETS	CDBG 14.218	SHELTER CARE FUND 14.238	PUBLIC HOUSING 14.850a	SECTION 8 VOUCHER 14.871	CFP 14.872	DMAP 97.109	COMPONENT UNIT	TOTAL
CURRENT ASSETS								
CASH								
111 CASH UNRESTRICTED	-	28,496	3,131,306	2,740,641	-	-	887,538	6,790,081
115 CASH RESTRICTED FOR PAYMENT OF S/T DEBT	-	-	390,000	-	-	-	-	390,000
112 CASH RESTRICTED MODERNIZATION AND DEV	-	-	-	-	-	-	-	-
113 CASH OTHER RESTRICTED	-	-	655,439	19,366,744	-	-	788,378	20,810,561
114 CASH TENANT SECURITY DEPOSIT	-	-	236,210	-	-	-	66,209	302,419
100 TOTAL CASH	-	28,496	4,414,955	22,107,385	-	-	1,743,225	28,293,061
ACCOUNTS AND NOTES RECEIVABLE								
121 A/R - PHA PROJECTS	-	-	-	-	-	-	-	-
122 A/R - HUD PROJECTS	-	-	-	-	36,807	-	-	36,807
124 A/R - OTHER GOVT	-	-	-	-	-	-	-	-
125 A/R - MISC	-	-	64,123	1,433,417	-	-	803,429	2,300,969
126 A/R - TENANTS DWELLING RENT	-	-	306,897	-	-	-	7,559	314,456
126.1 ALLOWANCE FOR D.A. - TENANTS	-	-	(214,308)	-	-	-	-	(214,308)
126.2 ALLOWANCE FOR D.A. - OTHER	-	-	-	(967,183)	-	-	-	(967,183)
127 NOTES AND MORTGAGES RECEIVABLE	-	-	-	-	-	-	-	-
128 FRAUD RECOVERY	-	-	-	-	-	-	-	-
128.1 ALLOWANCE FOR FRAUD RECOVERY	-	-	-	-	-	-	-	-
129 ACCRUED INTEREST RECEIVABLE	-	-	673	5,244	-	-	-	5,917
120 TOTAL RECEIVABLES NET OF ALLOW	-	-	157,385	471,478	36,807	-	810,988	1,476,658
CURRENT INVESTMENTS								
131 INVESTMENTS - UNRESTRICTED	-	-	-	-	-	-	667,875	667,875
135 INVESTMENTS RESTRICTED PRT S/T DEBT	-	-	-	-	-	-	-	-
132 INVESTMENTS - RESTRICTED	-	-	-	-	-	-	-	-
142 PREPAID COSTS	-	-	128,852	63,227	-	-	35,404	227,483
143 INVENTORIES - MATERIALS	-	-	-	-	-	-	-	-
143.1 ALLOWANCE FOR OBSOLETE INV	-	-	-	-	-	-	-	-
144 INTERPROGRAM DUE FROM	-	-	1,067,757	-	5,917	138,557	-	1,212,231
146 AMOUNTS TO BE PROVIDED	-	-	-	-	-	-	-	-
150 TOTAL CURRENT ASSETS	-	28,496	5,768,349	22,642,090	42,724	138,557	3,256,432	31,877,308
NONCURRENT ASSETS								
FIXED ASSETS								
161 LAND	-	-	-	-	-	-	-	-
162 INFRASTRUCTURE	-	-	4,877,940	-	-	-	892,323	5,770,263
163 BUILDINGS	-	-	89,065,494	-	4,319,300	-	18,275,058	111,659,852
164 FURNITURE & EQUIPMENT - DWELLINGS	-	-	2,120,438	-	828,592	-	1,949,230	4,898,260
164 FURNITURE & EQUIPMENT - ADMINISTRATION	-	-	1,063,948	1,136,233	133,784	-	396,274	2,730,239
165 LEASEHOLD IMPROVEMENTS	-	-	-	-	-	-	-	-
167 CONSTRUCTION IN PROGRESS	-	-	11,406,201	-	963,238	-	-	12,369,439
168 ACCUMULATED DEPRECIATION	-	-	(78,799,496)	(478,463)	(600,355)	-	(1,416,905)	(81,295,419)
160 TOTAL FIXED ASSETS, NET OF DEPR	-	-	28,734,725	657,370	5,644,619	-	18,346,730	53,183,664
171 NOTES & MORTGAGES RECEIVABLE - N/C	-	-	-	-	-	-	-	-
172 NOTES & MORTGAGES RECEIVABLE - PD	-	-	-	-	-	-	-	-
173 GRANTS RECEIVABLE - NONCURRENT	-	-	-	-	-	-	-	-
174 OTHER ASSETS	-	-	368,877	-	-	-	431,792	800,669
176 INVESTMENT IN JOINT VENTURES	-	-	-	-	-	-	-	-
180 TOTAL NONCURRENT ASSETS	-	-	29,103,602	657,570	5,644,619	-	18,578,542	53,984,333
190 TOTAL ASSETS	-	28,496	34,872,551	23,299,660	5,687,343	138,557	21,835,034	85,861,641
LIABILITIES AND EQUITY								
CURRENT LIABILITIES								
311 BANK OVERDRAFT	-	-	-	-	-	-	-	-
312 A/P < 90 DAYS	-	-	729,438	734,122	42,724	-	50,938	1,557,222
313 A/P > 90 DAYS	-	-	-	-	-	-	-	-
321 ACCRUED WAGE/PATROLL TAXES PAYABLE	-	-	434,742	-	-	-	18,653	453,395
322 ACCRUED COMPENSATED ABSENCES	-	-	166,665	256,254	-	-	-	422,919
324 ACCRUED CONTINGENCY LIABILITY	-	-	-	-	-	-	-	-
325 ACCRUED INTEREST PAYABLE	-	-	39,538	-	-	-	43,844	83,382
331 ACCOUNTS PAYABLE - HUD PHA PROGRAMS	-	1,713	1,881	339,636	-	-	-	343,230
332 ACCOUNTS PAYABLE - PHA PROJECTS	-	-	-	-	-	-	-	-
333 ACCOUNTS PAYABLE OTHER GOVT	-	-	657,283	-	-	-	-	657,283
341 TENANT SECURITY DEPOSIT	-	-	236,210	-	-	-	66,209	302,419
342 DEFERRED REVENUES	-	-	311,490	-	-	-	520,714	832,204
343 CURRENT PORTION OF LT DEBT CAPITAL	-	-	390,000	-	-	-	1,101,616	1,491,616

HOUSING AUTHORITY OF THE COUNTY OF COOK, CHICAGO, ILLINOIS  
FINANCIAL DATA SCHEDULE  
MARCH 31, 2008

	CDBG 14,218	SHELTER CARE PLAYS 14,238	PUBLIC HOUSING 14,850a	SECTION 8 VOUCHER 14,871	CFF 14,872	DMAP 97,109	COMPONENT DEBIT	TOTAL
344 CURRENT PORTION OF LG DEBT OPERATING	-	-	-	-	-	-	-	-
345 LOAN LIABILITIES - CURRENT	-	-	-	-	-	-	-	-
346 OTHER CURRENT LIABILITIES	-	-	8,921	-	-	-	176,340	187,261
347 ACCRUED LIABILITIES - OTHER	-	-	34,044	2,196,243	-	-	-	1,290,285
348 INTERPROGRAM DUE TO	-	154,606	-	1,057,635	-	-	-	1,212,231
310 TOTAL CURRENT LIABILITIES	-	156,319	3,110,210	3,583,880	42,724	-	1,980,314	8,873,447
NONCURRENT LIABILITIES	-	-	-	-	-	-	-	-
351 LONG TERM DEBT NET OF CURRENT CAPITAL	-	-	9,875,000	-	-	-	7,457,108	37,332,102
352 LONG TERM DEBT NET OF CURRENT OPERATING	-	-	-	-	-	-	-	-
353 LONG TERM PORTION OF COMPENSATED ASSESS	-	-	254,364	170,836	-	-	-	425,200
354 LOAN LIABILITIES - NONCURRENT	-	-	-	-	-	-	-	-
355 LOAN LIABILITIES - NONCURRENT	-	-	172,872	431,180	-	-	-	604,052
356 NONCURRENT LIABILITIES OTHER	-	-	10,302,236	602,016	-	-	7,457,108	18,361,360
350 TOTAL NONCURRENT LIABILITIES	-	-	10,302,236	602,016	-	-	7,457,108	18,361,360
300 TOTAL LIABILITIES	-	156,319	13,412,446	4,185,896	42,724	-	9,437,422	27,234,807
EQUITY	-	-	-	-	-	-	-	-
501 INVESTMENT IN GENERAL FIXED ASSETS	-	-	-	-	-	-	-	-
COMPREHENSIVE CAPITAL	-	-	-	-	-	-	-	-
502 PROJECT NOTES (NOT)	-	-	-	-	-	-	-	-
503 LONG TERM DEBT - HUD GUARANTEE	-	-	-	-	-	-	-	-
504 NET HUD PMA CONTRIBUTIONS	-	-	-	-	-	-	-	-
505 OTHER HUD CONTRIBUTIONS	-	-	-	-	-	-	-	-
507 OTHER CONTRIBUTIONS	-	-	-	-	-	-	-	-
508 TOTAL CONTRIBUTED CAPITAL	-	-	-	-	-	-	-	-
508.1 INVESTMENT IN CAPITAL ASSETS	-	-	18,469,725	657,570	5,644,619	-	9,588,026	34,359,940
RESERVED FUND BALANCE	-	-	-	-	-	-	-	-
509 RESERVED FOR OPERATING ACTIVITIES	-	-	-	-	-	-	-	-
510 RESERVED FOR CAPITAL ACTIVITIES	-	-	-	-	-	-	-	-
511 TOTAL RESERVED BALANCE	-	-	-	-	-	-	-	-
511.1 RESTRICTED NET ASSETS	-	-	655,439	18,935,564	-	-	8,496,825	28,087,828
512 UNRESTRICTED FUND BALANCE/R/E	-	-	-	-	-	-	-	-
512.1 UNRESTRICTED NET ASSETS	-	(127,823)	2,334,941	(479,370)	-	138,557	(5,687,239)	(3,820,914)
513 TOTAL EQUITY	-	(127,823)	21,460,105	19,113,764	5,644,619	138,557	12,397,612	58,626,834
600 TOTAL LIABILITIES AND EQUITY	-	38,496	34,872,551	23,299,660	5,687,343	138,557	21,835,034	85,861,641
703 NET TENANT RENTAL REVENUE	-	-	-	-	-	-	-	-
704 TENANT REVENUE - OTHER	-	-	4,043,751	-	-	-	1,016,390	5,060,141
705 TOTAL TENANT REVENUE	-	-	4,043,751	-	-	-	1,016,390	5,060,141
706 HUD PMA GRANTS	-	364,635	7,262,035	110,564,147	1,547,289	-	-	120,138,106
706.1 CAPITAL GRANTS RECEIVED	-	-	-	-	1,726,588	-	-	1,726,588
708 OTHER GOVT GRANTS	-	-	288,510	-	-	171,365	-	459,875
710 SEC 8 INCOME	-	-	99,607	21,861	-	-	150,250	271,758
711 INVESTMENT INCOME - UNRESTRICTED	-	-	-	-	-	-	-	-
712 MORTGAGE INTEREST INCOME	-	-	-	-	-	-	-	-
714 FRAUD RECOVERY	-	-	-	-	-	-	-	-
715 OTHER REVENUE	-	-	163,713	4,900	-	-	4,331,850	4,500,463
716 GAIN OR LOSS ON THE SALE OF FIXED ASSETS	(50,000)	-	2,838	-	-	-	-	(47,162)
720 INVESTMENT INCOME - RESTRICTED	-	-	-	999,742	-	-	-	999,742
700 TOTAL REVENUE	(50,000)	364,635	11,860,382	111,990,650	3,273,877	171,365	5,498,530	133,110,039
EXPENSES	-	-	-	-	-	-	-	-
ADMINISTRATIVE	-	-	-	-	-	-	-	-
911 ADMINISTRATIVE SALARIES	-	22,484	1,238,367	3,869,009	155,170	-	365,451	5,651,091
912 AUDITING FEES	-	-	7,559	44,101	-	-	-	51,660
913 OUTSIDE MANAGEMENT FEES	-	-	-	-	-	-	-	-
914 COMPENSATED ASSENCES	-	-	-	-	-	-	-	-
915 EMPLOYEE BENEFIT CONTRIBUTION	-	-	491,853	1,732,677	66,501	-	91,365	2,382,396
916 OTHER OPERATING ADMINISTRATIVE	-	-	736,028	3,568,052	-	-	242,816	4,546,896
TENANT SERVICES	-	-	-	-	-	-	-	-
921 TENANT SERVICES SALARIES	-	-	180,678	-	-	-	-	180,678
922 RELOCATION COSTS	-	-	1,288	-	-	-	-	1,288
923 EMPLOYEE BENEFIT CONTRIBUTION	-	-	146,092	-	-	-	-	146,092
924 TENANT SERVICES OTHER	-	-	73,459	-	-	-	-	73,459
UTILITIES	-	-	-	-	-	-	-	-



HOUSING AUTHORITY OF THE COUNTY OF COOK, CHICAGO, ILLINOIS  
FINANCIAL DATA SCHEDULE  
MARCH 31, 2008

	CDBG	SHEL/TER CASE FLOS	PUBLIC HOUSING	SECTION B VOUCHER	CFP	DEAP	COMPONENT UNIT	TOTAL
931 WATER	14,218	14,238	561,021	14,871	14,872	97,109	26,868	587,889
932 ELECTRICITY	-	-	353,952	-	-	-	16,951	370,903
933 GAS	-	-	1,061,870	-	-	-	50,860	1,112,830
934 FUEL	-	-	-	-	-	-	-	-
935 LABOR	-	-	-	-	-	-	-	-
937 EMPLOYER BENEFIT CONTRIBUTION UTILITY	-	-	-	-	-	-	-	-
938 OTHER UTILITIES	-	-	177,801	-	-	-	8,515	186,316
ORDINARY MAINTENANCE & OPERATION	-	-	-	-	-	-	-	-
941 ORDINARY MAINT AND OP LABOR	-	-	1,221,835	-	-	-	-	1,221,835
942 ORDINARY MAINTENANCE AND OF MATERIALS	-	-	661,201	3,115	-	-	-	664,316
943 ORDINARY MAINTENANCE AND OF CONTRACT	-	-	1,874,619	110	236,268	-	3,409,001	5,519,998
945 EMPLOYER BENEFIT CONTRIBUTION	-	-	501,592	-	-	-	-	501,592
PROTECTIVE SERVICES	-	-	-	-	-	-	-	-
951 PROTECTIVE SERVICES - LABOR	-	-	-	-	-	-	-	-
952 PROTECTIVE SERVICES - OTHER CONTRACT COSTS	-	-	-	-	-	-	-	-
953 PROTECTIVE SERVICES - OTHER	-	-	5,784	-	-	-	-	5,784
955 EMPLOYER BENEFIT CONTRIBUTION PS	-	-	28,020	-	-	-	-	28,020
GENERAL EXPENSES	-	-	-	-	-	-	-	-
961 INSURANCE PREMIUMS	-	-	224,972	206,166	2,034	-	8,787	441,959
962 OTHER GENERAL EXPENSE	-	-	6,237	-	-	-	-	6,237
963 PAYMENTS IN LIEU OF TAXES	-	-	220,000	-	-	-	-	220,000
964 BAD DEBT - TENANT	-	-	164,273	-	-	-	-	164,273
965 BAD DEBT - MORTGAGES	-	-	-	-	-	-	-	-
966 BAD DEBT - OTHER	-	-	20,186	369	-	-	32,650	53,245
967 INTEREST EXPENSE	-	-	335,381	-	-	-	327,557	562,938
968 SEVERANCE EXPENSE	-	-	30,688	173,331	-	-	-	204,019
969 TOTAL OPERATING EXPENSES	-	22,484	10,226,156	9,596,930	459,973	-	4,580,871	24,886,414
970 EXCESS OPERATING REVENUE OVER OF EXP	(50,000)	342,153	1,634,826	102,393,720	2,813,904	171,365	917,659	108,223,625
EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-
971 EXTRAORDINARY MAINTENANCE	-	-	-	-	-	-	-	-
972 CASUALTY LOSSES - NON CAPITALIZED	-	-	-	-	-	-	-	-
973 RAP	-	469,974	-	109,702,488	-	32,808	-	110,205,270
974 DEPRECIATION EXPENSE	-	-	2,939,074	97,948	224,903	-	533,208	3,794,133
975 FRAUD LOSSES	-	-	-	-	-	-	-	-
976 CAPITAL OUTLAYS GOVT FUNDS	-	-	-	-	-	-	-	-
977 DEBT PRINCIPAL PAYMENT GOVT FUNDS	-	-	-	-	-	-	-	-
978 DWELLING UNITS RENT EXPENSE	-	-	-	-	-	-	-	-
900 TOTAL EXPENSES	-	492,458	13,164,230	119,397,366	684,876	32,808	5,114,079	138,885,817
1001 OPERATING TRANSFERS IN	-	-	-	-	-	-	-	-
1002 OPERATING TRANSFERS OUT	-	-	1,087,316	-	-	-	-	1,087,316
1006 PROCEEDS FROM PROPERTY SALES	-	-	-	-	(1,087,316)	-	-	(1,087,316)
1007 EXTRAORDINARY ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-
1008 SPECIAL ITEMS (NET GAIN/LOSS)	-	-	-	-	-	-	-	-
1010 TOTAL OTHER FINANCING SOURCES (USES)	-	-	1,087,316	-	(1,087,316)	-	-	-
1000 EXCESS REVENUE OVER EXPENSES	(50,000)	(127,823)	(215,932)	(7,406,716)	1,501,685	138,557	384,451	(5,775,778)
1103 BEGINNING EQUITY	-	-	-	-	-	-	-	-
1104 EQUITY TRANSFERS	50,000	-	21,676,037	26,520,480	4,142,934	-	1,299,065	53,688,516
1104 PRIOR PERIOD ADJUSTMENT	-	-	-	-	-	-	10,714,096	10,714,096
1101 CAPITAL OUTLAYS ENTERPRISE FUND	-	-	-	-	-	-	-	-
ENDING EQUITY	-	(127,823)	21,460,105	19,113,764	5,644,619	138,557	12,397,612	58,636,834
1117 ADMINISTRATIVE PER EQUITY	-	-	-	178,200	-	-	-	178,200
1118 HOUSING ASSISTANCE PAYMENTS EQUITY	-	-	-	18,935,564	-	-	-	18,935,564
1120 GROSS \$ UNITS	-	720	24,984	140,128	-	720	132	174,584
1121 \$ UNIT MONTHS LEASED	-	610	21,216	143,311	-	610	132	165,779

HOUSING AUTHORITY OF THE COUNTY OF COOK

CHICAGO, ILLINOIS

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

MARCH 31, 2008

**Section I: Summary of Auditor's Results:**

**FINANCIAL STATEMENTS**

Type of auditor's report issued:	Unqualified	
Internal Control over financial reporting:		
Are material weaknesses identified?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Is noncompliance that could have a material effect on the financial statements identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

**FEDERAL AWARDS**

Internal control over major programs:		
Are material weaknesses identified?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Are significant deficiencies that are not considered to be material weaknesses identified?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Type of report issued on compliance with requirements applicable to each major program:	Unqualified	
Are there any audit findings that are required to be reported in accordance with Section 510(a) of OMB Circular A-133?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

Identification of major programs:

<u>Name of Federal Program</u>	<u>CFDA No.</u>
Low Rent Public Housing Program	14.850a
Section 8 Housing Choice Voucher Program	14.871

Dollar threshold used to distinguish between type A and type B programs: \$3,661,082

Is the auditee identified as a low-risk auditee? ☐ Yes ☒ No

HOUSING AUTHORITY OF THE COUNTY OF COOK  
CHICAGO, ILLINOIS

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

MARCH 31, 2008

**Section II: Financial Statement Findings:**

**Prior Year Findings and Questioned Costs**

**Finding 2007 - 01 – Insufficient Accounting Control**

Low Rent Public Housing Program– CFDA No. 14.850a; Grant period – year ended March 31, 2007;  
Section 8 Housing Choice Voucher Program – CFDA No. 14.871; Grant period – year ended March 31,  
2007

**Condition and Cause:**

A review of the accounting records revealed the following:

1. The Authority did not maintain accurate accounting records or an accurate subsidiary ledger to support and account for an Account Receivable balance due to the Authority for assistance payments associated with voucher holders ported-in from other housing authorities. The result was uncertainty regarding how much is owed to the Authority, and from whom these payments are owed. Because neither the validity of the receivable balance, nor potential for collection is known, the balance of the receivable has been reserved and a bad debt charged to expense in the amount of \$897,183.
2. The Authority did not enforce controls over accounting for cash transactions, which resulted in cash outflows erroneously charged against inter-program balances, instead of the appropriate receivable balance. The amount erroneously charged against inter-program balances was \$541,387.
3. The Authority did not account for \$589,868 of the remaining HUD recapture amount as a liability in accordance with instructions from HUD.
4. The Authority did not accrue a liability of \$1,045,643 owed for housing assistance payments due to landlords and other housing authorities as of March 31, 2007, in accordance with Generally Accepted Accounting Principles (GAAP).
5. The Authority erroneously accounted for payments in the amount of \$469,983 of accrued sick & vacation pay for terminated employees as severance expense.
6. The Authority did not complete prior year Public Housing Program audit entry #3, resulting in an understatement of capitalized interest of \$420,261.
7. The Authority erroneously accounted for \$350,000 of operating revenue cash receipts as Accounts Payable – due to Vendors and Contractors.

**Current Year Status:**

Prior year Finding 2007 – 01 is re-stated in the current year due to audit adjustments which were necessary in the current year.

HOUSING AUTHORITY OF THE COUNTY OF COOK

CHICAGO, ILLINOIS

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

MARCH 31, 2008

**Section II: Financial Statement Findings - Continued:**

**Current Year Findings and Questioned Costs**

**Finding 2008 - 01 – Insufficient Accounting Control**

Low Rent Public Housing Program– CFDA No. 14.850a; Grant period – year ended March 31, 2008;  
Section 8 Housing Choice Voucher Program – CFDA No. 14.871; Grant period – year ended March 31,  
2008

Criteria or specific requirement:

Periodic reviews should be performed to ensure all transactions relating to the fiscal year have been recorded and that the information has been recorded in the correct account and entered in the correct amount.

Condition and Cause:

A review of the accounting records revealed the following:

- 1) The Accrued Housing Assistance Payments Liability account, an Accounts Payable account, was over-stated by \$1,045,643. The Authority did not reverse the FYE 3/31/2007 liability accrual during their FYE 3/31/2008 year-end close.
- 2) The Deferred Rent Liability account and the Bonds Payable Liability account, both of which are Non-current Liability accounts, were over-stated by \$543,747 and \$375,000, respectively. The Authority did not reverse the FYE 3/31/2007 deferred rent liability accrual during their FYE 3/31/2008 year-end close. The Authority did not account for the current year bond principal reduction.

Recommendation:

We recommend a review of significant general ledger accounts be performed on a regular basis to analyze the reasonableness and completeness of the account balances.

Reply:

John Thissen, Chief Financial Officer, is in the process of implementing general ledger account review procedures, and expects this finding to be resolved during FYE 2009.

HOUSING AUTHORITY OF THE COUNTY OF COOK

CHICAGO, ILLINOIS

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

MARCH 31, 2008

**Section II: Financial Statement Findings - Continued:**

**Current Year Findings and Questioned Costs – Continued:**

**Finding 2008 – 02 – Failure to Maintain Sufficient Collateral**

Low Rent Public Housing Program– CFDA No. 14.850a; Grant period – year ended March 31, 2008

Criteria: The PIH notice 96-33 requires all funds in excess of FDIC coverage and not invested in US Treasury Obligations to be collateralized with specific approved governmental securities.

Condition and Cause:

The Housing Authority was unable to provide evidence of collateral for \$2,009,840 invested at March 31, 2008 which was not insured by FDIC and not invested in U.S. Treasury Obligations.

Questioned Costs – None identified

Recommendation:

We recommend that the Housing Authority monitor their balances with their financial institutions on a monthly basis to assure the banks have sufficient collateral pledged at all times.

Reply and Corrective Action Plan:

John Thissen, Chief Financial Officer, has assumed responsibility of strengthening controls over financial operations and expects this situation to be resolved during FYE 2009.

HOUSING AUTHORITY OF THE COUNTY OF COOK

CHICAGO, ILLINOIS

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

MARCH 31, 2008

**Section III: Federal Award Findings and Questioned Costs:**

**Prior Year Findings and Questioned Costs**

**Finding 2007 - 02 – Utility Allowance Schedule Deficiencies**

Low Rent Public Housing Program– CFDA No. 14.850a; Grant period – year ended March 31, 2007;  
Housing Choice Vouchers Program – CFDA No. 14.871; Grant period – year ended March 31, 2007

**Condition & Cause**

The Authority failed to meet the HUD regulations for maintenance of an up-to-date utility allowance schedule which could cause incorrect utility allowance calculations.

**Current Year Status**

The Authority has updated its utility allowance schedules. This finding is cleared.

**Current Year Findings and Questioned Costs**

**Finding 2008 – 03 – Procurement of goods and services**

Low Rent Public Housing - CFDA No. 14.850a, Grant period – year ended March 31, 2008

**Criteria**

When procuring goods and services, recipients of Federal awards are required to comply with the provisions of the A-102 Common Rule or OMB Circular A-110. Recipients are further required to ensure that covered transactions (as defined in the suspension and debarment common rule) are not made with a debarred or suspended party.

**Condition and Cause:**

The Authority did not provide, during our audit fieldwork, a list of procurement contracts entered into during the audit period. Therefore, we were unable to fully complete audit procedures concerning procurement. However, HUD reviewed the Authority's compliance with federal procurement requirements during the Tier 1 Review described below in Finding 2008 – 05, and issued no findings related to procurement in their Report.

**Questioned Costs – None identified**

HOUSING AUTHORITY OF THE COUNTY OF COOK

CHICAGO, ILLINOIS

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

MARCH 31, 2008

**Section III: Federal Award Findings and Questioned Costs - Continued:**

**Current Year Findings and Questioned Costs – Continued:**

**Finding 2008 – 03 – Procurement of goods and services – Continued:**

Recommendation:

We recommend the Authority establish and implement controls over their procurement process, in order to track procurement contracts awarded.

Reply and Corrective Action Plan:

Lori Newson, Executive Director, has assumed responsibility of strengthening controls over procurement processes and expects this situation to be resolved during FYE 2009.

**Finding 2008 – 04 – Performance and Special Reporting**

Low Rent Public Housing - CFDA No. 14.850a, Grant period – year ended March 31, 2008

Criteria

Recipients of Federal awards shall submit performance reports at least annually but not more frequently than quarterly. Specifically, 24 CFR part 902 includes the regulations for HUD Form 50072 Public Housing Assessment System Management Operations Certification.

Condition and Cause:

The Authority is required to keep documentation supporting submitted reports. The Authority was unable to produce backup records in order for testing to be completed on the Management Assessment Sub-system Reports (MASS).

Questioned Costs – None identified

Recommendation:

We recommend the Authority use its reports and records to compile and submit the required forms and keep those records to support their submission.

Reply and Corrective Action Plan:

John Thissen, Chief Financial Officer, has assumed responsibility of strengthening controls over financial & operational reporting and expects this situation to be resolved during FYE 2009.

HOUSING AUTHORITY OF THE COUNTY OF COOK

CHICAGO, ILLINOIS

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

MARCH 31, 2008

**Section III: Federal Award Findings and Questioned Costs - Continued:**

**Current Year Findings and Questioned Costs – Continued:**

**Finding 2008 – 05 – Consolidated Tier I Review**

Low Rent Public Housing Program– CFDA No. 14.850a; Grant period – year ended March 31, 2008;  
Housing Choice Vouchers Program – CFDA No. 14.871; Grant period – year ended March 31, 2008

Criteria:

The Code of Federal Regulations and HUD guidelines give the requirements for operating the Public Housing and Section 8 Housing Choice Voucher Programs.

Condition & Cause

HUD's Illinois State Office of Public Housing completed a Tier I Review during the period of August 6, through August 17, 2007. The report issued September 26, 2007, contained the following findings:

- 1) Public Housing and Housing Choice Voucher - HACC's Administrative Plan was incomplete and has not been updated or approved to include all HACC policies
- 2) Housing Choice Voucher - Declaration of Section 214 Status form not found in some of the tenant files reviewed
- 3) Public Housing and Housing Choice Voucher- Verification of Social Security Numbers not found in some of the tenant files reviewed
- 4) Housing Choice Voucher - HACC did not provide a clear determination of the Payment Standards schedule in some of the tenant files reviewed
- 5) Public Housing and Housing Choice Voucher - HACC is not accurately calculating tenant income in some of the tenant files reviewed
- 6) Public Housing - HUD Consent Form 9886 not signed by all adults in household in some of the tenant files reviewed
- 7) Public Housing - HACC does not have a current Flat Rent Schedule
- 8) Public Housing – HACC was not properly tracking the down-time (the amount of time that elapsed before the Maintenance Department was notified of the vacancy) for their MASS report submission
- 9) Public Housing – HACC did not accurately report Emergency & Non-Emergency Work Orders on their MASS report submission
- 10) Public Housing – HACC was unable to provide written policies or procedures for the Security component of the MASS report submission
- 11) Public Housing – HACC does not have a Records Retention policy for permanent and administrative records



HOUSING AUTHORITY OF THE COUNTY OF COOK

CHICAGO, ILLINOIS

SCHEDULE OF FINDINGS  
AND QUESTIONED COSTS

MARCH 31, 2008

**Section III: Federal Award Findings and Questioned Costs - Continued:**

**Current Year Findings and Questioned Costs – Continued:**

**Finding 2008 – 05 – Consolidated Tier I Review – Continued:**

**Condition & Cause – Continued:**

- 12) Public Housing – HACC Financial Management's policies and procedures were not approved by the Board of Commissioners
- 13) Public Housing – PHA funds were insufficiently collateralized
- 14) Public Housing – Some checks not countersigned by the Chairman of the Board, according to HACC's policies
- 15) Public Housing and Housing Choice Voucher – Payments made to a contractor were made using only Section 8 program funds, and therefore not accurately allocated among other programs
- 16) Public Housing – Insufficient management of the Community Service Self Sufficiency requirement
- 17) Housing Choice Voucher – Inadequate management of the Waiting List and Admissions process
- 18) Housing Choice Voucher – HACC does not complete re-exams timely
- 19) Housing Choice Voucher – HACC does not always obtain written third party verification of information related to income, assets and expenses related to deductions from annual income
- 20) Housing Choice Voucher – HACC is not conducting the required oral briefings when they select a family to participate in a tenant-based program

**Recommendation**

We recommend the Authority execute the corrective actions outlined by HUD's State Office of Public Housing and continue to work with HUD to resolve the findings.

**Reply & Corrective Action Plan**

In response to HACC's written responses to each of the findings, and their executed corrective actions, HUD has closed finding #1 - 6, 8, 9, 13, 14, 15, 17, 19 and 20. Finding #7, 10, 11, 12, 16, and 18 remain open. Lori Newson, Executive Director, has assumed responsibility for implementing the Corrective Action Plans and expects the remaining findings to be resolved during FYE 2009.

## **CARBON MONOXIDE COMPLIANCE ACT**

The Housing Authority of the County of Cook (HACC) has purchased Carbon Monoxide detectors for all dwelling units required by the Date of Illinois Public Act 094-0741.

In cases where HACC has properties with combustion sources (*specially gas fired boilers*), not in dwelling units nor near sleeping quarters, HACC is awaiting documents from municipal Building Inspectors/Fire Marshall's supporting the position that the Public Act does not apply.

## **VIOLENCE AGAINST WOMEN ACT**

HACC updated its Admissions and Occupancy Plan for public housing and its Administrative Plan for Section 8 to reflect the revised policy related to eligibility and continued occupancy. All HACC residents under both the Public Housing and Section 8 Programs will be notified of their rights under this law including their right to confidentiality and the limits thereof.

If otherwise quailed, no applicant or resident will be denied admission by the Housing Authority of the County of Cook, for being a victim of domestic violence, dating violence, or stalking. HACC will offer services or programs with other service providers for victims of domestic violence, dating violence, sexual assault, or stalking on an as needed basis.

## **HACC HOMEOWNERSHIP**

### **15-VII.A. OVERVIEW**

The homeownership option is used to assist a family residing in a home purchased and owned by one or more members of the family. A family assisted under this option may be newly admitted or an existing participant in the HCV program. The PHA must have the capacity to operate a successful HCV homeownership program as defined by the regulations.

There are two forms of homeownership assistance a PHA may offer under this option: monthly homeownership assistance payments, or a single down payment assistance grant. PHAs may choose to offer either or both forms of homeownership assistance, or choose not to offer either. If a PHA offers both forms of assistance, a family must choose which form of assistance to receive.

The PHA must offer either form of homeownership assistance if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities. It is the sole responsibility of the PHA to determine whether it is reasonable to implement a homeownership program as a reasonable accommodation. The PHA must determine what is reasonable based on the specific circumstances and individual needs of the person with a disability. The PHA may determine that it is not reasonable to offer homeownership assistance as a reasonable accommodation in cases where the PHA has otherwise opted not to implement a homeownership program.

The PHA must approve a live-in aide if needed as a reasonable accommodation so that the program is readily accessible to and usable by persons with disabilities.

## **15-VII.B. FAMILY ELIGIBILITY**

The family must meet all of the requirements listed below before the commencement of homeownership assistance. The PHA may also establish additional initial requirements as long as they are described in the PHA administrative plan.

- The family must have been admitted to the Housing Choice Voucher program.
- The family must qualify as a first-time homeowner, or may be a cooperative member.
- The family must meet the Federal minimum income requirement. The family must have a gross annual income equal to the Federal minimum wage multiplied by 2000, based on the income of adult family members who will own the home. The PHA may establish a higher income standard for families. However, a family that meets the federal minimum income requirement (but not the PHA's requirement) will be considered to meet the minimum income requirement if it can demonstrate that it has been pre-qualified or pre-approved for financing that is sufficient to purchase an eligible unit.
- For disabled families, the minimum income requirement is equal to the current SSI monthly payment for an individual living alone, multiplied by 12.
- For elderly or disabled families, welfare assistance payments for adult family members who will own the home will be included in determining whether the family meets the minimum income requirement. It will not be included for other families.
- The family must satisfy the employment requirements by demonstrating that one or more adult members of the family who will own the home at commencement of homeownership assistance is currently employed on a full-time basis (the term 'full-time employment' means not less than an average of 30 hours per week); and has been continuously so employed during the year before commencement of homeownership assistance for the family.
- The employment requirement does not apply to elderly and disabled families. In addition, if a family, other than an elderly or disabled family includes a person with disabilities, the PHA must grant an exemption from the employment requirement if the PHA determines that it is needed as a reasonable accommodation.
- The family has not defaulted on a mortgage securing debt to purchase a home under the homeownership option
- Except for cooperative members who have acquired cooperative membership shares prior to commencement of homeownership assistance, no family member has a present ownership interest in a residence at the commencement of homeownership assistance for the purchase of any home.
- Except for cooperative members who have acquired cooperative membership shares prior to the commencement of homeownership assistance, the family has entered a contract of sale in accordance with 24 CFR 982.631(c).

### **15-VII.C. SELECTION OF FAMILIES**

Unless otherwise provided (under the homeownership option), the PHA may limit homeownership assistance to families or purposes defined by the PHA, and may prescribe additional requirements for commencement of homeownership assistance for a family. Any such limits or additional requirements must be described in the PHA administrative plan.

If the PHA limits the number of families that may participate in the homeownership option, the PHA must establish a system by which to select families to participate.

### **15-VII.D. ELIGIBLE UNITS**

In order for a unit to be eligible, the PHA must determine that the unit satisfies all of the following requirements:

- The unit must meet HUD's "eligible housing" requirements. The unit may not be any of the following:
  - A public housing or Indian housing unit;
  - A unit receiving Section 8 project-based assistance;
  - A nursing home, board and care home, or facility providing continual psychiatric, medical or nursing services;
  - A college or other school dormitory;
  - On the grounds of penal, reformatory, medical, mental, or similar public or private institutions.
- The unit must be under construction or already exist at the time the family enters into the contract of sale.
- The unit must be a one-unit property or a single dwelling unit in a cooperative or condominium.
- The unit must have been inspected by the PHA and by an independent inspector designated by the family.
- The unit must meet Housing Quality Standards (see Chapter 8).
- For a unit where the family will not own fee title to the real property (such as a manufactured home), the home must have a permanent foundation and the family must have the right to occupy the site for at least 40 years.

- For PHA-owned units all of the following conditions must be satisfied:
  - The PHA informs the family, both orally and in writing, that the family has the right to purchase any eligible unit and a PHA-owned unit is freely selected by the family without PHA pressure or steering;
  - The unit is not ineligible housing;
  - The PHA obtains the services of an independent agency to inspect the unit for compliance with HQS, review the independent inspection report, review the contract of sale, determine the reasonableness of the sales price and any PHA provided financing. All of these actions must be completed in accordance with program requirements.

The PHA must not approve the unit if the PHA has been informed that the seller is debarred, suspended, or subject to a limited denial of participation.

#### **15-VII.E. ADDITIONAL PHA REQUIREMENTS FOR SEARCH AND PURCHASE**

It is the family's responsibility to find a home that meets the criteria for voucher homeownership assistance. The PHA may establish the maximum time that will be allowed for a family to locate and purchase a home, and may require the family to report on their progress in finding and purchasing a home. If the family is unable to purchase a home within the maximum time established by the PHA, the PHA may issue the family a voucher to lease a unit or place the family's name on the waiting list for a voucher.

## **15-VII.F. HOMEOWNERSHIP COUNSELING**

Before commencement of homeownership assistance for a family, the family must attend and satisfactorily complete the pre-assistance homeownership and housing counseling program required by the PHA. HUD suggests the following topics for the PHA-required pre-assistance counseling:

- Home maintenance (including care of the grounds);
- Budgeting and money management;
- Credit counseling;
- How to negotiate the purchase price of a home;
- How to obtain homeownership financing and loan pre-approvals, including a description of types of financing that may be available, and the pros and cons of different types of financing;
- How to find a home, including information about homeownership opportunities, schools, and transportation in the PHA jurisdiction;
- Advantages of purchasing a home in an area that does not have a high concentration of low-income families and how to locate homes in such areas;
- Information on fair housing, including fair housing lending and local fair housing enforcement agencies; and
- Information about the Real Estate Settlement Procedures Act (12 U.S.C. 2601 et seq.) (RESPA), state and Federal truth-in-lending laws, and how to identify and avoid loans with oppressive terms and conditions.

The PHA may adapt the subjects covered in pre-assistance counseling (as listed) to local circumstances and the needs of individual families.

The PHA may also offer additional counseling after commencement of homeownership assistance (ongoing counseling). If the PHA offers a program of ongoing counseling for participants in the homeownership option, the PHA shall have discretion to determine whether the family is required to participate in the ongoing counseling.

If the PHA does not use a HUD-approved housing counseling agency to provide the counseling, the PHA should ensure that its counseling program is consistent with the counseling provided under HUD's Housing Counseling program.

## **15-VII.G. HOME INSPECTIONS, CONTRACT OF SALE, AND PHA DISAPPROVAL OF SELLER**

### **Home Inspections**

The PHA may not commence monthly homeownership assistance payments or provide down payment assistance grants for a family until the PHA has inspected the unit and has determined that the unit passes HQS.

An independent professional inspector selected by and paid for by the family must also inspect the unit. The independent inspection must cover major building systems and components, including foundation and structure, housing interior and exterior, and the roofing, plumbing, electrical, and heating systems. The independent inspector must be qualified to report on property conditions, including major building systems and components.

The PHA may not require the family to use an independent inspector selected by the PHA. The independent inspector may not be a PHA employee or contractor, or other person under control of the PHA. However, the PHA may establish standards for qualification of inspectors selected by families under the homeownership option.

The PHA may disapprove a unit for assistance based on information in the independent inspector's report, even if the unit was found to comply with HQS.

### **Contract of Sale**

Before commencement of monthly homeownership assistance payments or receipt of a down payment assistance grant, a member or members of the family must enter into a contract of sale with the seller of the unit to be acquired by the family. The family must give the PHA a copy of the contract of sale. The contract of sale must:

- Specify the price and other terms of sale by the seller to the purchaser;
- Provide that the purchaser will arrange for a pre-purchase inspection of the dwelling unit by an independent inspector selected by the purchaser;
- Provide that the purchaser is not obligated to purchase the unit unless the inspection is satisfactory to the purchaser;
- Provide that the purchaser is not obligated to pay for any necessary repairs; and
- Contain a certification from the seller that the seller has not been debarred, suspended, or subject to a limited denial of participation under CFR part 24.

### **Disapproval of a Seller**

In its administrative discretion, the PHA may deny approval of a seller for the same reasons a PHA may disapprove an owner under the regular HCV program [see 24 CFR 982.306(c)].



## **15-VII.H. FINANCING**

The PHA may establish requirements for financing purchase of a home under the homeownership option. This may include requirements concerning qualification of lenders, terms of financing, restrictions concerning debt secured by the home, lender qualifications, loan terms, and affordability of the debt. The PHA must establish policies describing these requirements in the administrative plan.

A PHA may not require that families acquire financing from one or more specified lenders, thereby restricting the family's ability to secure favorable financing terms.

## **15-VII.I. CONTINUED ASSISTANCE REQUIREMENTS; FAMILY OBLIGATIONS**

Homeownership assistance may only be paid while the family is residing in the home. If the family moves out of the home, the PHA may not continue homeownership assistance after the month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement in which the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to the PHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.
- The family must notify the PHA before moving out of the home.
- The family must notify the PHA if the family defaults on the mortgage used to purchase the home.
- No family member may have any ownership interest in any other residential property.
- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).

## **15-VII.J. MAXIMUM TERM OF HOMEOWNER ASSISTANCE**

Except in the case of a family that qualifies as an elderly or disabled family, other family members (described below) shall not receive homeownership assistance for more than:

- Fifteen years, if the initial mortgage incurred to finance purchase of the home has a term of 20 years or longer; or
- Ten years, in all other cases.

The maximum term described above applies to any member of the family who:

- Has an ownership interest in the unit during the time that homeownership payments are made; or
- Is the spouse of any member of the household who has an ownership interest in the unit during the time homeownership payments are made.

In the case of an elderly family, the exception only applies if the family qualifies as an elderly family at the start of homeownership assistance. In the case of a disabled family, the exception applies if at any time during receipt of homeownership assistance the family qualifies as a disabled family.

If, during the course of homeownership assistance, the family ceases to qualify as a disabled or elderly family, the maximum term becomes applicable from the date homeownership assistance commenced. However, such a family must be provided at least 6 months of homeownership assistance after the maximum term becomes applicable (provided the family is otherwise eligible to receive homeownership assistance).

If the family has received such assistance for different homes, or from different PHAs, the total of such assistance terms is subject to the maximum term described in this part.

## **15-VII.K. HOMEOWNERSHIP ASSISTANCE PAYMENTS AND HOMEOWNERSHIP EXPENSES**

The monthly homeownership assistance payment is the lower of: the voucher payment standard minus the total tenant payment, or the monthly homeownership expenses minus the total tenant payment.

In determining the amount of the homeownership assistance payment, the PHA will use the same payment standard schedule, payment standard amounts, and subsidy standards as those described in elsewhere in this plan for the Housing Choice Voucher program.

The PHA may pay the homeownership assistance payments directly to the family, or at the PHA's discretion, to a lender on behalf of the family. If the assistance payment exceeds the amount due to the lender, the PHA must pay the excess directly to the family.

Homeownership assistance for a family terminates automatically 180 calendar days after the last homeownership assistance payment on behalf of the family. However, a PHA may grant relief from this requirement in those cases where automatic termination would result in extreme hardship for the family.

The PHA must adopt policies for determining the amount of homeownership expenses to be allowed by the PHA in accordance with HUD requirements.

Homeownership expenses (not including cooperatives) only include amounts allowed by the PHA to cover:

- Principal and interest on initial mortgage debt, any refinancing of such debt, and any mortgage insurance premium incurred to finance purchase of the home;
- Real estate taxes and public assessments on the home;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home;
- Principal and interest on mortgage debt incurred to finance costs for major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person;
- Land lease payments where a family does not own fee title to the real property on which the home is located; [see 24 CFR 982.628(b)].
- For a condominium unit, condominium operating charges or maintenance fees assessed by the condominium homeowner association.

Homeownership expenses for a cooperative member may only include amounts allowed by the PHA to cover:

- The cooperative charge under the cooperative occupancy agreement including payment for real estate taxes and public assessments on the home;
- Principal and interest on initial debt incurred to finance purchase of cooperative membership shares and any refinancing of such debt;
- Home insurance;
- The PHA allowance for maintenance expenses;
- The PHA allowance for costs of major repairs and replacements;
- The PHA utility allowance for the home; and
- Principal and interest on debt incurred to finance major repairs, replacements or improvements for the home. If a member of the family is a person with disabilities, such debt may include debt incurred by the family to finance costs needed to make the home accessible for such person, if the PHA determines that allowance of such costs as homeownership expenses is needed as a reasonable accommodation so that the homeownership option is readily accessible to and usable by such person.
- Cooperative operating charges or maintenance fees assessed by the cooperative homeowner association.

## **15-VII.L. PORTABILITY**

Subject to the restrictions on portability included in HUD regulations and PHA policies, a family may exercise portability if the receiving PHA is administering a voucher homeownership program and accepting new homeownership families. The receiving PHA may absorb the family into its voucher program, or bill the initial PHA.

The family must attend the briefing and counseling sessions required by the receiving PHA. The receiving PHA will determine whether the financing for, and the physical condition of the unit, are acceptable. The receiving PHA must promptly notify the initial PHA if the family has purchased an eligible unit under the program, or if the family is unable to purchase a home within the maximum time established by the PHA.

## **15-VII.M. MOVING WITH CONTINUED ASSISTANCE**

A family receiving homeownership assistance may move with continued tenant-based assistance. The family may move with voucher rental assistance or with voucher homeownership assistance. Continued tenant-based assistance for a new unit cannot begin so long as any family member holds title to the prior home.

The PHA may deny permission to move to a new unit with continued voucher assistance as follows:

- Lack of funding to provide continued assistance.
- At any time, the PHA may deny permission to move with continued rental or homeownership assistance in accordance with 24 CFR 982.638, regarding denial or termination of assistance.
- In accordance with the PHA's policy regarding number of moves within a 12-month period.

The PHA must deny the family permission to move to a new unit with continued voucher rental assistance if:

- The family defaulted on an FHA-insured mortgage; and
- The family fails to demonstrate that the family has conveyed, or will convey, title to the home, as required by HUD, to HUD or HUD's designee; and the family has moved, or will move, from the home within the period established or approved by HUD.

## **15-VII.N. DENIAL OR TERMINATION OF ASSISTANCE**

At any time, the PHA may deny or terminate homeownership assistance in accordance with HCV program requirements in 24 CFR 982.552 (Grounds for denial or termination of assistance) or 24 CFR 982.553 (Crime by family members).

The PHA may also deny or terminate assistance for violation of participant obligations described in 24 CFR Parts 982.551 or 982.633 and in accordance with its own policy.

The PHA must terminate voucher homeownership assistance for any member of family receiving homeownership assistance that is dispossessed from the home pursuant to a judgment or order of foreclosure on any mortgage (whether FHA insured or non-FHA) securing debt incurred to purchase the home, or any refinancing of such

# Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011

<b>Part I: Summary</b>						
PHA Name/Number The Housing Authority of the County of Cook (IL025)			Locality: Cook County, IL		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2008 PHA FY 2009	Work Statement for Year 2 FFY 2009 PHA FY 2010	Work Statement for Year 3 FFY 2011 PHA FY 2010	Work Statement for Year 4 FFY 2012 PHA FY 2011	Work Statement for Year 5 FFY 2013 PHA FY2012
B.	Physical Improvements Subtotal	Annual Statement	1,736,250	1,617,500	1,699,250	1,623,750
C.	Management Improvements					
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		348,300	348,300	348,300	348,300
F.	Other		438,484	554,434	475,184	548,184
G.	Operations		114,000	114,000	114,000	114,000
H.	Demolition					
I.	Development		2,500,000	2,000,000	200,114	0
J.	Capital Fund Financing – Debt Service		845,960	848,760	846,260	847,760
K.	Total CFP Funds					
L.	Total Non-CFP Funds					
M.	Grand Total		5,982,994	5,482,994	3,683,108	3,482,994

**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011

**Part I: Summary (Continuation)**

PHA Name/Number: The Housing Authority of the County of Cook (IL025)		Locality : Cook County, IL			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY 2008 PHA FY 2009	Work Statement for Year 2 FFY 2009 PHA FY 2010	Work Statement for Year 3 FFY 2011 PHA FY 2010	Work Statement for Year 4 FFY 2012 PHA FY 2011	Work Statement for Year 5 FFY 2013 PHA FY2012
	IL25-01 Daniel Bergen	<b>Annual Statement</b>	0	33,000	33,000	33,000
	IL25-02 John Mackler		35,000	0	51,000	27,750
	IL25-03 Robert Allison		0	0	0	0
	IL25-04 Richard Flowers		60,000	25,000	125,000	300,000
	IL25-05 Sunrise Apts.		60,000	24,000	30,000	80,000
	IL25-06 Celina Blake		0	0	130,000	90,000
	IL25-07 Vera Yates		195,000	50,000	271,000	343,000
	IL25-08 Edward Brown		0	0	75,000	30,000
	IL25-09 Golden Towers I		35,000	0	0	0
	IL25-11 Huntington Apts.		200,000	9,000	50,000	150,000
	IL25-12 Edward Willett		0	125,000	50,000	102,000
	IL25-13 Juniper Towers		86,250	95,000	50,000	66,000
	IL25-15 King Apts.		230,000	47,500	225,000	142,000
	IL25-18 Franklen Apts.		340,000	60,000	121,000	25,000



**Capital Fund Program—Five-Year Action Plan**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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	IL25-19 Perlman Apts.		190,000	50,000	194,000	51,000
	IL25-20 Henrich House		100,000	230,000	30,000	80,000
	IL25-22 Golden Towers II		40,000	60,000	59,000	59,000
	IL25-23 Albert Goedke		85,000	291,000	49,000	0
	IL25-24 Harvey Apts.		0	43,000	56,250	0
	IL25-29 Evanston Scattered		0	25,000	0	0
	IL25-30 Wheeling Tower		80,000	220,000	100,000	0
	IL25-31 Noyes Court		0	200,000	0	45,000
	IL25-98 Evanston Scattered		0	30,000	0	0
	IL25-99 Wheeling Scattered		0	0	0	0
	PHA Wide Dev Activities		2,500,000	2,000,000	200,114	0
	PHA WIDE SUBTOTAL		4,236,250	3,617,500	1,899,364	1,623,750
	Contingency		138,484	254,434	175,184	249,184
	Professional Services		300,000	300,000	300,000	300,000
	Debt Service		845,960	848,760	846,260	847,760
	Administration		348,300	348,300	348,300	348,300
	Operations		114,000	114,000	114,000	114,000
	TOTALS		5,982,994	5,482,994	3,683,108	3,482,994

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2008 PHA FY 2009	Work Statement for Year 2010 FFY 2009 / PHA FY 2010			Work Statement for Year: 2011 FFY 2010 / PHA FY 2011		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-01 Daniel Bergen			IL25-01 Daniel Bergen  Bathrooms		33,000
Annual	IL25-02 John Mackler  Cycle Painting		35,000	IL25-02 John Mackler		
Statement	IL25-03 Robert Allison			IL25-03 Robert Allison		
	IL25-04 Richard Flowers  Cycle Painting		60,000	IL25-04 Richard Flowers  Dryer Vents		25,000
	IL25-05 Sunrise Apts.  Windows		60,000	IL25-05 Sunrise Apts.  Appliances		24,000
	IL25-06 Celina Blake			IL25-06 Celina Blake		
	IL25-07 Vera Yates  Windows Balconies		150,000 45,000	IL25-07 Vera Yates  Bathrooms		50,000
	IL25-08 Edward Brown			IL25-08 Edward Brown		

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

IL25-09 Golden Towers I			IL25-09 Golden Towers I		
Bathrooms		35,000			
IL25-11 Huntington Apts.			IL25-11 Huntington Apts.		
Lobby Carpet		20,000	ADA Doors		9,000
Keyless Entry		30,000			
Tuckpointing		150,000			
IL25-12 Edward Willett			IL25-12 Edward Willett		
			Flooring		125,000
IL25-13 Juniper Towers			IL25-13 Juniper Towers		
ADA Doors		20,000	Appliances		80,000
Tile Flooring		66,250	Upgrade Fire Hoses		15,000
IL25-15 King Apts.			IL25-15 King Apts.		
Cycle Painting		45,000	Appliances		47,500
Keyless Entry		35,000			
Tuckpointing		150,000			
IL25-18 Franklin Apts.			IL25-18 Franklen Apts.		
Windows		190,000	Intercom System		30,000
Tuckpointing		150,000	Keyless Entry		30,000
IL25-19 Perlman Apts.			IL25-19 Perlman Apts.		
Tuckpointing		150,000	Keyless Entry		50,000
Elevator Upgrades		40,000			

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

	IL25-20 Henrich House			IL25-20 Henrich House		
	Roofing		100,000	Tuckpointing Parking Lot		150,000 80,000
	IL25-22 Golden Towers II			IL25-22 Golden Towers II		
	Elevators		40,000	Flooring		60,000
	IL25-23 Albert Goedke			IL25-23 Albert Goedke		
	Cycle Painting		85,000	Tuckpointing Flooring		185,000 106,000
	IL25-24 Turlington Apts.			IL25-24 Turlington Apts.		
				Fire Alarm Panel		43,000
	IL25-29 Evanston Scattered			IL25-29 Evanston Scattered		
				Roofing		25,000
	IL25-30 Wheeling Tower			IL25-30 Wheeling Tower		
	Keyless Entry Apartment Upgrades		30,000 50,000	Windows Tuckpointing		120,000 100,000
	IL25-31 Noyes Court			IL25-31 Noyes Court		
				Windows Parking Lot		125,000 75,000
	IL25-98 Evanston Scattered			IL25-98 Evanston Scattered		
				Windows		30,000
	IL25-99 Wheeling Scattered			IL25-99 Wheeling Scattered		

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011**

	ALL DEVELOPMENT SUBTOTAL		1,736,250	ALL DEVELOPMENT SUBTOTAL		1,617,500
	PHA WIDE			PHA WIDE		
	Operations		114,000	Operations		114,000
	Administration		348,300	Administration		348,300
	Professional Services		300,000	Professional Services		300,000
	Development Activities		2,500,000	Development Activities		2,000,000
	Bond Program		845,960	Bond Program		848,760
	Contingency		138,484	Contingency		254,434
	Subtotal of Estimated Cost		\$5,982,994	Subtotal of Estimated Cost		\$5,482,994

<b>Part II: Supporting Pages – Physical Needs Work Statement(s)</b>						
Work Statement for Year 1 FFY 2008 PHA FY 2009	Work Statement for Year 2012 FFY 2011 / PHA FY2012			Work Statement for Year: 2013 FFY 2012 / PHA FY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	IL25-01 Daniel Bergen			IL25-01 Daniel Bergen		
	Bathrooms		33,000	Bathrooms		33,000
Annual	IL25-02 John Mackler			IL25-02 John Mackler		
	Playground		51,000	Bathrooms		27,750
Statement	IL25-03 Robert Allison			IL25-03 Robert Allison		
	IL25-04 Richard Flowers			IL25-04 Richard Flowers		
	Cycle Painting		125,000	Sewer Repairs		300,000
	IL25-05 Sunrise Apts.			IL25-05 Sunrise Apts.		
	Canopies		30,000	Cycle Painting		80,000
	IL25-06 Celina Blake			IL25-06 Celina Blake		
	Siding / Soffitts		130,000	Cycle Painting		90,000
	IL25-07 Vera Yates			IL25-07 Vera Yates		
	Roofs		271,000	Siding / Soffitts		343,000
	IL25-08 Edward Brown			IL25-08 Edward Brown		
	Cycle Painting		75,000	Ranges-Splash Guards		30,000

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/2011**

IL25-09 Golden Towers I			IL25-09 Golden Towers I		
IL25-11 Huntington Apts.			IL25-11 Huntington Apts.		
Cycle Painting		50,000	Storm Sewer Work		150,000
IL25-12 Edward Willett			IL25-12 Edward Willett		
Parkin Lot Lighting		50,000	Porch Awnings		102,000
IL25-13 Juniper Towers			IL25-13 Juniper Towers		
Bathrooms		50,000	Flooring Tile		66,000
IL25-15 King Apts.			IL25-15 King Apts.		
Parking Lot		225,000	Flooring		142,000
IL25-18 Franklin Apts.			IL25-18 Franklin Apts.		
Flooring		86,000	HVAC		25,000
Hot Water Shut Offs		35,000			
IL25-19 Perlman Apts.			IL25-19 Perlman Apts.		
Lobby Lighting		40,000	Electric Fixtures		51,000
Cycle Painting		154,000			
IL25-20 Henrich House			IL25-20 Henrich House		
Keyless Entry		30,000	Bathrooms		80,000
IL25-22 Golden Towers II			IL25-22 Golden Towers II		
Unit Flooring		59,000	Unit Flooring		59,000

**Capital Fund Program—Five-Year Action Plan**

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011**

	IL25-23 Albert Goedke			IL25-23 Albert Goedke		
	Fire Alarm Upgrade		49,000			
	IL25-24 Turlington Apts.			IL25-24 Turlington Apts.		
	Appliances		56,250			
	IL25-29 Evanston Scattered			IL25-29 Evanston Scattered		
	IL25-30 Wheeling Tower			IL25-30 Wheeling Tower		
	Roofing		100,000			
	IL25-31 Noyes Court			IL25-31 Noyes Court		
				Cycle Painting		45,000
	IL25-98 Evanston Scattered			IL25-98 Evanston Scattered		
	IL25-99 Wheeling Scattered			IL25-99 Wheeling Scattered		
	ALL DEVELOPMENT SUBTOTAL		1,699,250	ALL DEVELOPMENT SUBTOTAL		1,623,750
	PHA WIDE Operations		114,000	PHA WIDE Operations		114,000
	Administration		348,300	Administration		348,300
	Professional Services		300,000	Professional Services		300,000
	Development Activities		200,114	Development Activities		0
	Bond Program		846,260	Bond Program		847,760
	Contingency		175,184	Contingency		249,184
	Subtotal of Estimated Cost		\$3,683,108	Subtotal of Estimated Cost		\$3,482,994



**U.S. Department of Housing and Urban Development  
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Work Statement for Year 1 FFY 2008 PHA FY2009	Work Statement for Year 2010 FFY 2009 / PHA FY 2010		Work Statement for Year: 2011 FFY 2010 / PHA FY 2011	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See				
Annual				
Statement				
	Subtotal of Estimated Cost	\$	Subtotal of Estimated Cost	\$

**U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
Expires 4/30/20011**

[illegible]



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT**  
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

**APR - 6 2009**

Ms. Lorri Newson  
Executive Director  
Housing Authority of Cook County  
175 W. Jackson Blvd., Suite 350  
Chicago, IL 60604-3042

Dear Ms. Newson:

This letter is in response to the Housing Authority of the County of Cook's (HACC) proposed Designated Housing Plan (Plan) that was received in HUD's Office of Public and Indian Housing (PIH) on February 24, 2009. The Plan proposes to designate a total of 569 units for elderly only, representing 27.5 percent of the HACC's total public housing inventory of 2,068 units at the sites below:

**BUILDING/UNITS TO BE DESIGNATED:**

Development Number	Development Name	Bedroom Type Proposed for Designation				Total Units Proposed for Designation	Total Public Housing Units
		0-BR	1-BR	2-BR	3-BR		
IL025-08	Edward Brown		68	0		68	
IL025-09	Golden Towers I	13	52	0		65	
IL025-13	Juniper Towers		105	0		105	
IL025-22	Golden Towers II		57	0		57	
IL025-24	Turlington West Apartments		149	0		149	
IL025-18	Franklin Park		125	0		125	
<b>Total</b>		<b>13</b>	<b>556</b>	<b>0</b>	<b>0</b>	<b>569</b>	
<b>Total PH units in inventory</b>							<b>2,068</b>

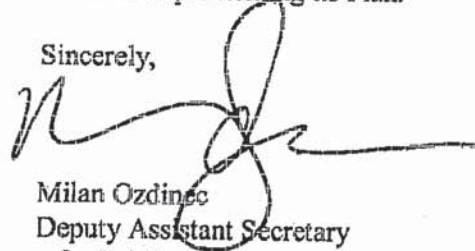
The Plan was reviewed in accordance with the requirements of Section 7 of the United States Housing Act of 1937, as amended, and Notice PIH 2008-10 (HA). The Department reviewed information provided by the Chicago HUD Office of Public Housing, as well as supplemental information you provided on March 6, 2009 and April 6, 2009.

Based on the information available to the Department, the Plan is approved. The Plan will be in effect for 5 years from the date of this letter. Prior to the expiration of the Plan, the HACC may apply to extend the Plan for an additional 2-year increment.

Thank you for your interest in the Department's programs. If you have any questions, please contact Nicole Faison, Director of the Office of Public Housing Programs at (202) 708-0744.

The Department wishes the HACC success in implementing its Plan.

Sincerely,



Milan Ozdinec  
Deputy Assistant Secretary  
for Public Housing and Voucher Programs

cc: Steven Meiss, Director of the Chicago HUD Office of Public Housing

## 2009 Annual Plan

### Resident Comments/Questions

#### HACC's Proposed Change to ACOP

*Applicants on the waiting list or while a family living in public housing breaks up into two otherwise eligible families, only one of new families will continue to be assisted as delineated previously with the addition of "The primary leaseholder or initial applicant".*

Question/Comment	Answer
What if a family separates and needs two different Apartments?	If a family breaks up into two otherwise eligible families while living in public housing, only one of the new families will continue to be assisted. If a court determines the disposition of the property between members of the family in a divorce or separation decree, HACC will abide by the court's order. In the absence of a judicial decision or an agreement among the original family members, HACC will determine which family will continue in occupancy taking into consideration the following factors: 1) interest of any minor children, 2) interest of any ill, elderly, or disabled family member 3) any possible risks to family members as a result of domestic violence or criminal activity and 4) recommendation of social service professionals.
Can two residents who are both qualified residents, share a residency? Do they have to be married? Do they have to re-apply? Can they keep the two units?	Family is defined by HUD as a single person or a group of persons, a family with a child or children, two or more elderly or disabled persons living together, and one or more elderly or disabled persons living with one or more live-in aides. Proposed family members who are not related by blood, marriage, adoption, or other operation of law, must demonstrate that the individuals have lived together previously or certify that each individual's income and other resources will be available to meet the needs of the family and meet all other public housing program requirements.
If two people break-up, how can they live in the apt? Will they have to pay for two units?	If a family breaks up into two otherwise eligible families while living in public housing, only one of the new families will continue to be assisted. If a court determines the disposition of the property between members of the family in a divorce or separation decree, HACC will abide by the court's order. In the absence of a judicial decision or an agreement among the original family members, HACC will determine which family will continue in occupancy taking into consideration the following factors: 1) interest of any minor children, 2) interest of any ill, elderly, or disabled family member 3) any possible risks to family members as a result of domestic violence or criminal activity and 4) recommendation of social service professionals.

## 2009 Annual Plan

### Resident Comments/Questions

<p>Please confirm the changed proposal because right now both could stay?</p>	<p>If a family breaks up into two otherwise eligible families while living in public housing, only one of the new families will continue to be assisted. If a court determines the disposition of the property between members of the family in a divorce or separation decree, HACC will abide by the court's order. In the absence of a judicial decision or an agreement among the original family members, HACC will determine which family will continue in occupancy taking into consideration the following factors: 1) interest of any minor children, 2) interest of any ill, elderly, or disabled family member 3) any possible risks to family members as a result of domestic violence or criminal activity and 4) recommendation of social service professionals.</p>
<p>If two people have a disagreement and one moves out, does it matter who stays?</p>	<p>The member of the family who remains in the unit when other members of the family have left the unit will be considered the remaining member of a tenant family.</p>
<p>What happens in the case when there is a Mother and Daughter in the unit and daughter has a baby, what are the options? Does daughter get an apartment?</p>	<p>A family is required to inform HACC of the birth, adoption or court-awarded custody of a child within 10 business days. HACC shall not provide the daughter with a new unit. If the waitlist opens, the daughter can apply for admission to the waitlist.</p>
<p>In the above situation, if we had 2 bedroom, now we need 3, what happens?</p>	<p>HUD regulations permit a family to request an interim determination if other aspects of the family's income or composition change. HACC must complete the interim re-examination as requested by the family within a reasonable time.</p>

## 2009 Annual Plan

### Resident Comments/Questions

#### HACC's Proposed Change to ACOP

*Incorporates the adoption of a "One Strike and You're Out" policy that prohibits admission or tenancy into any public housing program if an applicant or resident has been convicted or engaged in criminal activity. This language shall also be inserted in the Lease document.*

Question/Comment	Answer
Resident doesn't think this is fair, because it goes into the past of a person and all people have a past. Feels that it wouldn't be fair, this excludes people.	HACC must take measures to ensure the health, life and safety of its residents. Removing residents who engage in such criminal and drug activities will reduce any potential threats that such activities have on the health, life and safety of residents.
What about drinking? What about alcohol abuse or alcoholism? Does this apply under this standard?	If a family member's behavior, from abuse or pattern of abuse of alcohol, interferes with the health, safety and right to peaceful enjoyment by other residents is grounds for HACC to terminate the family's lease.
What if a resident has more than one strike (and has been allowed to stay in the site)? If a person has been disruptive, causing disturbances, how will these residents be addressed?	HACC will enforce all lease provisions.

#### HACC's Proposed Changes to ACOP

*Concisely revised explanation of the waiting list policies and processes.*

Question/Comment	Answer
Will there be a form to apply for site based on waiting list?	Yes. During 2009 HACC will provide an opportunity for applicants who are still interested in applying for public housing to be placed on individual site lists.
To be on certain units on waiting list would need to be on different waiting list?	Applicants will be permitted to apply for all available sites.

#### HACC's Proposed Changes to ACOP

*Highlights authorized transitional requirements and maintenance of a site-based waiting list.*

Question/Comment	Answer
When we organize to site-based waiting list, if property managers don't like a particular person or have a problem with that person, what will happen to make sure person is treated fairly?	The Waitlist is administered by the Central Office located 175 West Jackson Blvd Suite 350. Property Managers do not have the authority to select applicants from the Waitlist.



## 2009 Annual Plan

### Resident Comments/Questions

#### HACC's Proposed Changes to ACOP

***Specifies HUD Occupancy Standards of Policy Notice, as a general rule two persons in a bedroom is reasonable under The Fair Housing Act.***

Question/Comment	Answer
Does this citation specify two persons in a bedroom must be husband & wife or people not related to each other?	Family members are not required to be related by blood, marriage, or other operation of law,
Can a grandparent move in his/her grand child?	A family must request HACC's approval to add a new family member or other household member who does not join the family as a result of birth, adoption, or court-awarded custody. In this instance, the grandmother must seek approval from HACC.
If a current resident is living alone and that resident requires a caregiver (either temporarily or permanently), according to HUD? Do two persons in the bedroom being reasonable under the fair housing act apply?	HACC will allocate a separate bedroom for a live-in aide. A live-in aide is a person who resides with one or more elderly persons, or near-elderly persons, or persons with disabilities and who 1) is determined to be essential to the care and well-being of the persons, 2) is not obligated for the support of the persons, and 3) would not be living in the unit except to provide the necessary supportive services.

#### HACC's Proposed Changes to ACOP

***Minimum rent increased to \$100.00 and Utility Reimbursement that is subtracted will be paid directly to the utility provider when determining income based rent.***

Question/Comment	Answer
When it comes to the \$100.00 minimum rent, is it based on income or is it just for everyone that is currently paying less than \$100.00?	The minimum rent is not based upon income. It is the minimum amount of rent that a family must pay if the family is paying less than \$100.
If you pay more than the minimum rent, will your payment go up (based upon new minimum requirement?)	Rent is calculated based upon 30% of a family's monthly adjusted gross income. A family's monthly rent will be the greater of 30% of the monthly adjusted gross income or \$100.

#### HACC's Proposed Changes to ACOP

***When tenant-paid utilities exceed the TTP, the allowance will be paid directly to the utility provider and no longer the tenant.***

Question/Comment	Answer
Why will utilities would be paid directly to provider?	To ensure funds are utilized for purposes consistent with federal regulations.
How will you be impacted if you currently pay your own utilities?	If HACC is required to provide a utility allowance check to a family, HACC will send the check directly to the utility company.



## 2009 Annual Plan

### Resident Comments/Questions

#### HACC's Proposed Changes to ACOP

*At the time of admission a minimum of \$250.00 must be paid in Cashiers Check or Money Order prior to occupancy as a security deposit. This increase shall also be reflected in the Lease document.*

Question/Comment	Answer
What happens to security deposit if you pass away and there is nothing wrong with your apt? Where does it go?	HACC is required to follow a court-order or State law regarding disposition of assets of a deceased person.
What happens if when I move in and there are already numerous things wrong with my unit (I made mention to my property manager). what happens to my security deposit if they aren't addressed by the Property Manager?	Normal wear and tear will not be charged against a family's security deposit. Please submit a written letter advising the Director of Asset Management of your concerns.
What if you have damage and you made the repairs yourself, will I get reimbursed?	A family must report all damage to the Property Manager in a timely fashion. Repairs made without prior consent by HACC will not be reimbursed.
On resident entitled to interest on their security deposits?	A family will receive the security deposit once HACC determines the family has not damaged the unit.
If no damage is done to my unit, do I get my deposit back?	Yes. During 2009 HACC will provide an opportunity for applicants who are still interested in applying for public housing to be placed on individual site lists.
Security deposit Is the new amount for new applicants only?	The \$250 security deposit applies to an initial unit lease.
Is the new security amount of \$ 250.00 going to be retroactive for current residents? If yes, must it be paid by cahier's check or money order from the current resident?	This new policy does not apply to current families.
Why is the security deposit being raised?	A \$250 security deposit is comparable to security deposits imposed by other owners of affordable housing units in the County of Cook.
If minimum upkeep is being maintained by building management, how will it affect recovering security deposit?	HACC continues to operate its properties at a high standard. Security deposits are not used to maintain the day to day operations of the property. HACC will retain the security deposit if the family causes damage to the unit beyond normal wear and tear.
If people have to have security deposit raised to \$ 250.00, will HACC make arrangements so people can pay a 1 year period?	HACC will require new applicants to remit their security deposits at the time they accept the unit. Again, this policy does not apply to families currently residing HACC's properties.
If security deposit is raised to \$250, will residents have a chance to pay over a period of time?	HACC will require new applicants to remit their security deposits at the time they accept the unit. Again, this policy does not apply to families currently residing HACC's properties.

**RESOLUTION NO. 2009-HACC – 18**

**A RESOLUTION – Authorizing the Acceptance of the American Recovery and Reinvestment Act (ARRA) Formula Grant and Authorizing the Executive Director to Submit the Amended Agency's Annual and Five Year Action Plan to the United States Department of Housing and Urban Development (HUD)**

**WHEREAS**, on February 17, 2009, the President signed American Recovery and Reinvestment Act of 2009 (ARRA); and

**WHEREAS**, this legislation includes an appropriation of Capital Funds to carry out capital and management activities for public housing agencies as authorized under Section 9 of the United States Housing Act of 1937; and

**WHEREAS**, effective March 18, 2009 HUD has allocated \$4,700,114 of Capital Fund Program Amendment dollars relating to the ARRA for Fiscal Year 2009 to be referred as Capital Fund Grant Number IL06S02550109; and

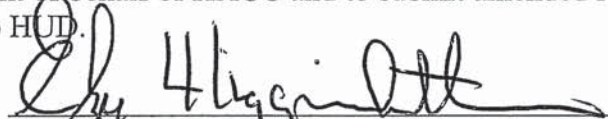
**WHEREAS**, the CFP Funds must be obligated within one year and must be expended within three (3) years.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of the Cook County Housing Authority:

**THAT**, the American Recovery and Reinvestment Act (ARRA) Formula Grant in the amount of \$4,700,114 is hereby accepted; and

**THAT**, the Board of Commissioners hereby authorizes the Executive Director to execute grant agreement on behalf of HACC and to submit amended Agency's Annual and Five Year Action Plan to HUD.

By:

  
Elzie Higginbottom, Chairman


Date: April 9, 2009

By:

\_\_\_\_\_  
Alicia R. McCray, Vice Chairman

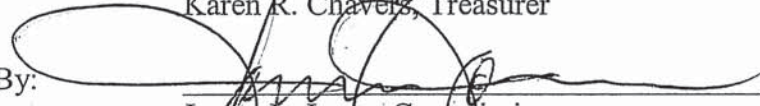
Date: April 9, 2009

By:

  
Karen R. Chavers, Treasurer

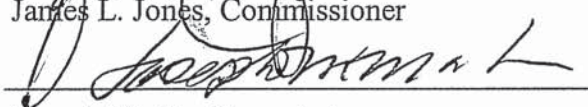
Date: April 9, 2009

By:

  
James L. Jones, Commissioner

Date: April 9, 2009

By:

  
Joseph Martin, Commissioner

Date: April 9, 2009

**SUMMARY**

## **SUMMARY**

### **Authorizing the Acceptance of the American Recovery and Reinvestment Act (ARRA) Formula Grant and Authorizing the Executive Director to Submit the Amended Agency's Annual and Five Year Action Plan to the United States Department of Housing and Urban Development (HUD)**

On February 17, 2009, the President signed American Recovery and Reinvestment Act of 2009 (ARRA). This legislation includes an appropriation of Capital Funds to carry out capital and management activities for public housing agencies as authorized under Section 9 of the United States Housing Act of 1937. Effective March 18, 2009 HUD has allocated \$4,700,114 of Capital Fund Program Amendment dollars relating to the ARRA for Fiscal Year 2009 to be referred as Capital Fund Grant Number IL06S02550109 for the Housing Authority's use on capital activities.

These funds are subject to HUD regulations concerning the Capital Fund Program (CFP) and will be carried out in accordance with 24 CFR parts 905, 941 and parts 968 as well as other requirements applicable to the CFP. While most CFP funds must be obligated in two years and spent in four years, these funds have a very specific and more restrictive guideline. These CFP Funds must be obligated within one year and must be expended within three (3) years with 60% of the funds being expended within two (2) years.

HUD has issued a guidance memorandum concerning these funds in order to assist PHA's with the administration. HUD notice PIH 2009-12 is used for the information and processing of this American Recovery and Reinvestment Act Capital Grant. Within those procedures, it is necessary for HACC to provide a resolution accepting these funds as well as allowing for the Executive Director to sign for said funds. Furthermore, it is required that the HACC amend its Annual PHA plan to accommodate these funds.




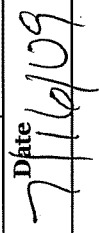
**Annual Statement / Performance and Evaluation Report**  
**Capital Fund Program, Capital Fund Program Replacement Housing Factor and**  
**Capital Fund Financing Program**

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 04/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>IL 06 P025 50105</b>		<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b> <b>2005</b>
PHA Name:  The Housing Authority of the County of Cook				
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Revised Annual Statement (revision no. 2 ) <input type="checkbox"/> Final Performance and Evaluation Report		
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b> <b>Expended</b>
1	Total Non-CGP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	427,252.50	427,252.50	427,252.50
3	1408 Management Improvements	579,142.64	796,142.54	579,142.54
4	1410 Administration (may not exceed 10% of line 21)	463,232.90	140,636.55	140,636.55
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	50,193.96	79,602.44	75,563.11
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	106,389.21	8,989.21	7,689.21
10	1460 Dwelling Structures	748,982.03	922,034.82	663,300.56
11	1465.1 Dwelling Equipment - Nonexpendable	552,022.00	608,363.00	571,943.00
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	24,988.00	24,988.00	24,988.00
14	1485 Demolition	-	-	-
15	1492 Moving to Work Demonstration	-	-	-
16	1495.1 Relocation Costs	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-
18a	1501 Collateralization or Debt Service paid by the PHA	3,250.06	-	-

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 04/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL 06 P025 50105		<b>FFY of Grant:</b> FFY of Grant Approval: 2005
PHA Name:  The Housing Authority of the County of Cook		Replacement Housing Factor Grant No: Date of CFFP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input checked="" type="checkbox"/> Revised Annual Statement (revision no. 2 ) <input type="checkbox"/> Final Performance and Evaluation Report		
<b>Line</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost<sup>1</sup></b>
		<b>Original</b>	<b>Revised<sup>2</sup></b>	<b>Obligated</b> <b>Expended</b>
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	846,749.94	846,749.94	846,749.94
19	1502 Contingency (may not exceed 8% of line 20)	60,755.76	8,200.00	8,200.00
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,862,959.00	\$ 3,862,959.00	\$ 3,345,465.41
21	Amount of line 20 Related to LBP Activities	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	95,494.00	260,648.10	43,648.10
24	Amount of line 20 Related to Security - Hard Costs	30,051.00	168,970.26	11,900.00
25	Amount of line 20 Related to Energy Conservation Measures			
<b>Signature of Executive Director</b> 		<b>Signature of Public Housing Director</b> 		<b>Date</b> 7/16/09

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 04/30/2011

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 04/30/2011

PHA Name:		The Housing Authority of the County of Cook		Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/No): Replacement Housing Factor Grant No:		IL 06 P025 50105		Federal FFY of Grant:  2005	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
IL 25-01 Daniel P. Bergen	Water Heaters	1460		-	12,000.00	12,000.00	-	Open	
IL 25-04 Richard Flowers	Security Cameras	1460		-	41,390.26	41,390.26	-	Open	
IL 25-07 Vera Yates	Site Improvements	1450		3,064.21	3,064.21	3,064.21	3,064.21	Completed	
IL 25-08 Edward Brown	Hodges-Door Replacement Red Hawk-Security-Buzzer	1460 1460		4,538.40 1,700.00	4,538.40 1,700.00	4,538.40 1,700.00	4,538.40 1,700.00	Completed Completed	
IL 25-09 Golden Towers I	No jobs for this development	1460		-	-	-	-		
IL 25-11 Huntington Apartment	Additional Parking Red Hawk-Security-Buzzer	1450 1460		2,125.00 28,900.00	5,925.00 31,180.00	5,925.00 31,180.00	4,625.00 -	In Process Open	
IL 25-12 Edward Willett	Boiler & HVAC Renovation	1460		5,731.44	5,731.44	5,731.44	5,731.44	Completed	
IL 25-13	Architect & Engineering- Repopling Red Hawk-Security Intercom Lobby Rehabilitation	1430 1460 1460		50,193.96 27,900.00 -	49,995.76 27,900.00 53,491.00	49,995.76 27,900.00 53,491.00	49,995.76 - -	Completed Open Open	

<b>Part II: Supporting Pages</b>									
PHA Name:		Grant Type and Number			Federal FY of Grant:				
		Capital Fund Program Grant No:			IL 06 P025 50105			2005	
		CFFP (Yes/No):			Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
IL 25-15	Interior Door Replacement	1460		224,498.00	210,187.00	210,187.00	210,187.00	Completed	
King Apartments	Kitchen Cabinet Replacement	1460		341,000.00	348,386.40	348,386.40	348,386.40	Completed	
	Red Hawk-Security-Buzzer	1460		1,700.00	1,700.00	1,700.00	1,700.00	Completed	
IL 25-18	Interior Door Replacement	1460		17,178.81	17,178.81	17,178.81	17,178.81	Completed	
Franklin Apartments	Red Hawk-Security-Intercom	1460		28,600.00	28,600.00	28,600.00	-	Open	
IL 25-19A	Red Hawk-Security-Buzzer	1460		1,700.00	1,700.00	1,700.00	1,700.00	Completed	
Perlman Apartments	Contingency	1502		51,255.76	-	-	-	Reprogrammed	
	Fire Pump Replacement	1460		-	36,173.00	36,173.00	-		
IL 25-19B	No Jobs for this program			-	-	-	-		
Scattered Sites									
IL 25-20	Red Hawk-Security-Buzzer	1460		1,700.00	1,700.00	1,700.00	1,700.00	Completed	
Henrich House	Contingency	1502		9,500.00	8,200.00	8,200.00	8,200.00	Completed	
IL 25-22	Electrical Repairs	1460		-	34,643.13	34,643.13	34,643.13	Completed	
Golden Towers II									
IL 25-23	New Parking Lot	1450		101,200.00	-	-	-	Reprogrammed	
Albert Goedke	Red Hawk-Security-Buzzer	1460		1,700.00	1,700.00	1,700.00	1,700.00	Completed	
IL 25-24	Red Hawk-Security-Buzzer	1460		1,700.00	1,700.00	1,700.00	1,700.00	Completed	
Harvey Apartments									
IL 25-29	New Entrance Door	1460		5,656.07	5,656.07	5,656.07	5,656.07	Completed	
Scattered Sites									

**Part II: Supporting Pages**

PHA Name:		Grant Type and Number		IL 06 P025 50105		Federal FY of Grant:		2005	
The Housing Authority of the County of Cook		Capital Fund Program Grant No:		OFFP (Yes/No):		Replacement Housing Factor Grant No:			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
IL 25-30A	Red Hawk-Security Intercom	1460		28,000.00	28,000.00	28,000.00	-	Open	
Wheeling Tower									
IL 25-30B	Carpentry Renovation	1460		3,879.31	3,879.31	3,879.31	3,879.31	Completed	
Scattered Sites									
IL 25-31	Red Hawk-Security-Buzzer	1460		1,700.00	1,700.00	1,700.00	1,700.00	Completed	
Noyes Court									
PHA	Upgrade Computers	1408		1,750.50	1,750.50	1,750.50	1,750.50	Completed	
Wide	Resident Initiatives Coorsinator	1408		75,465.84	75,465.84	75,465.84	75,465.84	Completed	
	Resident Job Training	1408		452,290.23	452,290.23	452,290.23	452,290.23	Completed	
	Upgrade Security	1408		43,648.20	260,648.10	260,648.10	43,648.10	In Process	
	Staff Training	1408		5,987.87	5,987.87	5,987.87	5,987.87	Completed	
	Modernization Staff & Salary & Benefits	1410		463,232.90	140,636.55	140,636.55	140,636.55	Completed	
	Printing & Advertising	1430		-	4,846.98	4,846.98	4,846.98	Completed	
	Bond Program	9001		846,749.94	846,749.94	846,749.94	846,749.94	Completed	
	Boiler & HVAC Renovation	1460		21,200.00	21,200.00	21,200.00	21,200.00	Completed	
	Ranges/Refrigerators	1465		-	587,306.00	587,306.00	550,886.00	In Process	
	Ranges	1465		273,309.00	2,400.00	2,400.00	2,400.00	Completed	
	Audit Costs	1411		-	-	-	-		
	Air Conditioners	1465		3,307.00	3,307.00	3,307.00	3,307.00	Completed	
	Roof Replacement	1460		-	-	-	-		
	Operation Drawdowns	1406		365,000.00	75,000.00	75,000.00	75,000.00	Completed	
	Life Safety Issues	1460		-	-	-	-		
	Refrigerators	1465		275,406.00	15,350.00	15,350.00	15,350.00	Completed	
	Truck	1475		24,988.00	24,988.00	24,988.00	24,988.00	Completed	
	Computer System	1406		62,252.50	352,252.50	352,252.50	352,252.50	Completed	
	Physical Needs Assessments	1430		-	24,759.70	24,759.70	20,720.37	In Process	
	Collateral Exp/Debt Srvc	1501		3,250.06	-	-	-	Reprogrammed	



**Part III: Implementation for Capital Fund Financing Program**

The Housing Authority of the County of Cook						Federal FFY of Grant:	2005
PHA Name:						Reasons for Revised Target Dates	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Actual Expended End Date	Original Expended End Date	Actual Expended End Date
	Original Obligation End Date	Actual Obligation End Date	Original Obligation End Date	Actual Obligation End Date			
IL 25-01							
Daniel Bergen	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009
IL 25-02							
John Mackler	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009
IL 25-03							
Robert Allison	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009
IL 25-04							
Richard Flowers	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009
IL 25-05							
Sunrise Apartment	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009
IL 25-06							
Celina Blake	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009
IL 25-07							
Vera Yates	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009
IL 25-08							
Edward Brown	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009
IL 25-09							
Golden Tower I	9/30/2007	9/30/2007	9/30/2007	9/30/2007	9/30/2009	9/30/2009	9/30/2009

**Part III: Implementation for Capital Fund Financing Program**

The Housing Authority of the County of Cook										Federal FFY of Grant: 2005	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates						
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date							
IL 25-10											
Lena Canada	9/30/2007	9/30/2007	9/30/2009	9/30/2009							
IL 25-11											
Huntington Apartments	9/30/2007	9/30/2007	9/30/2009	9/30/2009							
IL 25-12											
Edward Willet	9/30/2007	9/30/2007	9/30/2009	9/30/2009							
IL 25-13											
Juniper Tower	9/30/2007	9/30/2007	9/30/2009	9/30/2009							
IL 25-15											
King Apartments	9/30/2007	9/30/2007	9/30/2009	9/30/2009							
IL 25-18											
Franklin Apartments	9/30/2007	9/30/2007	9/30/2009	9/30/2009							
IL 25-19A											
Perlman Apartments	9/30/2007	9/30/2007	9/30/2009	9/30/2009							
IL 25-19B											
Scattered Sites	9/30/2007	9/30/2007	9/30/2009	9/30/2009							
IL 25-20											

Part III: Implementation for Capital Fund Financing Program						
PHA Name:				Federal FFY of Grant:		
The Housing Authority of the County of Cook				2005		
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
Henrich House	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
IL 25-22						
Golden Towers II	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
IL 25-23						
Albert Goedke	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
IL 25-24						
Harvey Apartments	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
IL 25-29						
Scattered Sites	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
IL 25-30A						
Wheeling Tower	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
IL 25-30B						
Scattered Sites	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
IL25-31						
Noyes Court	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
CMO	9/30/2007	9/30/2007	9/30/2009	9/30/2009		
PHA Wide	9/30/2007	9/30/2007	9/30/2009	9/30/2009		

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 04/30/2011

**Part I: Summary**

PHA Name:

Grant Type and Number  
 Capital Fund Program Grant No:

FFY of Grant:  
 FFY of Grant Approval:  
 2006

**The Housing Authority of the County of Cook**

IL 06 P025 50106

Replacement Housing Factor Grant No:  
 Date of CFFP:

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies  
☐ Performance and Evaluation Report for Program Year Ending

☒ Revised Annual Statement (revision no. 2 )  
☐ Final Performance and Evaluation Report

Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
Line No.		Original	Revised <sup>2</sup>	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	306,175.57	306,175.57	306,175.57	306,175.57
3	1408 Management Improvements	329,410.00	500,791.32	500,791.32	221,980.43
4	1410 Administration (may not exceed 10% of line 21)	480,000.00	-	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	-	-	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	386,459.30	560,604.00	560,604.00	103,000.00
10	1460 Dwelling Structures	1,003,867.69	760,741.67	760,741.67	248,852.30
11	1465.1 Dwelling Equipment - Nonexpendable	115,000.00	115,000.00	115,000.00	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	25,000.00	124,600.00	124,600.00	-
14	1485 Demolition	-	278,000.00	278,000.00	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-	-

Annual Statement / Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program


U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 04/30/2011

**Part I: Summary**

PHA Name: <b>The Housing Authority of the County of Cook</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	IL 06 P025 50106	FFY of Grant: FFY of Grant Approval: <b>2006</b>
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☐ Original Annual Statement    ☐ Reserve for Disasters/Emergencies  
☐ Performance and Evaluation Report for Program Year Ending    ☒ Revised Annual Statement (revision no. 2 )  
☐ Final Performance and Evaluation Report

Summary by Development Account		Total Estimated Cost		Total Actual Cost <sup>1</sup>	
Line No.		Original	Revised <sup>2</sup>	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	848,887.44	848,887.44	848,887.44	848,887.44
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,494,800.00	\$ 3,494,800.00	\$ 3,494,800.00	1,728,895.74
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	190,949.40	190,949.40	20,194.51
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	2/16/09		

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 04/30/2011

Part II: Supporting Pages									
PHA Name:				Grant Type and Number			Federal FY of Grant:		
The Housing Authority of the County of Cook				Capital Fund Program Grant No: IL 06 P025 50106			2006		
				CFFP (Yes/No):					
				Replacement Housing Factor Grant No:					
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
IL 25-08	Plumbing Repairs	1460		290.00	-	-	-	Reprogrammed	
Edward Brown									
IL 25-11	Window Replacement	1460		315,000.00	52,200.00	52,200.00	12,200.00	In Process	
Huntington Apartments	Generators	1475		25,000.00	124,600.00	124,600.00	-	Open	
IL 25-12	CCTV System	1460		50,000.00	-	-	-	Reprogrammed	
Edward	Landscaping	1450		10,000.00	10,000.00	10,000.00	-	Open	
Willett	Air Conditioner Replacement	1460		25,000.00	25,000.00	25,000.00	-	Open	
IL 25-13	Site Improvement - Storm System	1450		250,000.00	207,604.00	207,604.00	-	Open	
Juniper Tower									
IL 25-15	No jobs for this development.								
King Apartments									
IL 25-18	Door Replacement	1460		25,000.00	-	-	-	Reprogrammed	
Franklin Apartments									
IL 25-19A	Bathroom Renovation	1460		80,000.00	-	-	-	Reprogrammed	
Perlman Apartments	Upgrade Electrical	1460		38,000.00	38,000.00	38,000.00	-	Open	
IL 25-19B	Painting	1460		30,000.00	20,000.00	20,000.00	-	Open	
Scattered Sites									
IL 25-20	Replace Convector Shut Off Valves	1465		115,000.00	115,000.00	115,000.00	-	Open	
Henrich House									
IL 25-22	Boiler & HVAC Upgrades	1460		34,643.69	-	-	-		
Golden Towers II									

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 04/30/2011

PHA Name:	<b>Grant Type and Number</b>	<b>Federal FY of Grant:</b>
<b>The Housing Authority of the County of Cook</b>	<b>IL 06 P025 50106</b>	<b>2006</b>
	Capital Fund Program Grant No:	
	CFFP (Yes/No):	
	Replacement Housing Factor Grant No:	

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U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Expires 04/30/2011

Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 04/30/2011

## PHA Name:

**Grant Type and Number**  
**Capital Fund Program Grant No:**

**IL 06 P025 50106**

Federal FY of Grant:

[illegible]



**Part III: Implementation for Capital Fund Financing Program**

PHA Name:		The Housing Authority of the County of Cook				Federal FY of Grant:	2006
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date			
IL 25-01							
Daniel Bergen	9/30/2008	9/30/2008	9/30/2010	9/30/2010			
IL 25-02							
John Mackler	9/30/2008	9/30/2008	9/30/2010	9/30/2010			
IL 25-03							
Robert Allison	9/30/2008	9/30/2008	9/30/2010	9/30/2010			
IL 25-04							
Richard Flowers	9/30/2008	9/30/2008	9/30/2010	9/30/2010			
IL 25-05							
Sunrise Apartment	9/30/2008	9/30/2008	9/30/2010	9/30/2010			
IL 25-06							
Celina Blake	9/30/2008	9/30/2008	9/30/2010	9/30/2010			
IL 25-07							
Vera Yates	9/30/2008	9/30/2008	9/30/2010	9/30/2010			
IL 25-08							
Edward Brown	9/30/2008	9/30/2008	9/30/2010	9/30/2010			
IL 25-09							
Golden Tower I	9/30/2008	9/30/2008	9/30/2010	9/30/2010			

Annual Statement / Performance and Evaluation Report  
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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<b>Part III: Implementation for Capital Fund Financing Program</b>			
PHA Name:		Federal FY of Grant: <b>2006</b>	
<b>The Housing Authority of the County of Cook</b>		Reasons for Revised Target Dates	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	

<b>Part III: Implementation for Capital Fund Financing Program</b>					<b>Federal FY of Grant:</b>	
<b>PHA Name:</b>					<b>2006</b>	
<b>The Housing Authority of the County of Cook</b>						
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
IL 25-10						
Lena Canada	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-11						
Huntington Apartments	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-12						
Edward Willet	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-13						
Juniper Tower	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-15						
King Apartments	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-18						
Franklin Apartments	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-19A						
Perlman Apartments	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-19B						
Scattered Sites	9/30/2008	9/30/2008	9/30/2010	9/30/2010		
IL 25-20						
Henrich House	9/30/2008	9/30/2008	9/30/2010	9/30/2010		

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
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Part III: Implementation for Capital Fund Financing Program					
PHA Name:		Federal FY of Grant:			2006
The Housing Authority of the County of Cook					
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)	Reasons for Revised Target Dates		
IL 25-22	9/30/2008	9/30/2010	9/30/2010		
Golden Towers II					
IL 25-23					
Albert Goedke	9/30/2008	9/30/2010	9/30/2010		
IL 25-24					
Harvey Apartments	9/30/2008	9/30/2010	9/30/2010		
IL 25-29					
Scattered Sites	9/30/2008	9/30/2010	9/30/2010		
IL 25-30A					
Wheeling Tower	9/30/2008	9/30/2010	9/30/2010		
IL 25-30B					
Scattered Sites	9/30/2008	9/30/2010	9/30/2010		
IL25-31					
Noyes Court	9/30/2008	9/30/2010	9/30/2010		
CMO	9/30/2008	9/30/2010	9/30/2010		
PHA Wide	9/30/2008	9/30/2010	9/30/2010		

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Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 04/30/2011

**Part I: Summary**

PHA Name:

**The Housing Authority of the County of Cook**

**Grant Type and Number**

Capital Fund Program Grant No:

**IL06R025501-06**

Replacement Housing Factor Grant No:

Date of CFFP:

FFY of Grant:

FFY of Grant Approval:

**2006**

☐ Original Annual Statement:

☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no.2))

☒ Performance and Evaluation Report for Program Year Ending

☐ Final Performance and Evaluation Report

**Summary by Development Account**

**Total Actual Cost**

**Total Estimated Cost**

**Obligated**

**Expended**

**Line No.**

**Original**

**Revised**

**Obligated**

**Expended**

1 Total Non-CGP Funds

2 1406 Operations (may not exceed 20% of line 21)<sup>3</sup>

3 1408 Management Improvements

4 1410 Administration (may not exceed 10% of line 21)

5 1411 Audit

6 1415 Liquidated Damages

7 1430 Fees and Costs

8 1440 Site Acquisition

9 1450 Site Improvement

10 1460 Dwelling Structures

11 1465.1 Dwelling Equipment - Nonexpendable

12 1470 Nondwelling Structures

13 1475 Nondwelling Equipment

14 1485 Demolition

15 1492 Moving to Work Demonstration

16 1495.1 Relocation Costs

17 1499 Development Activities<sup>4</sup>

Annual Statement / Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Expires 04/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:	
The Housing Authority of the County of Cook		Replacement Housing Factor Grant No:		2006	
Date of CFFP:		IL06R025501-06			
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2)) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
<b>Line No.</b>		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA	234,309.00	234,309.00	71,724.22	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 234,309.00	\$ 234,309.00	\$ 71,724.22	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-
<b>Signature of Executive Director</b>		<b>Signature of Public Housing Director</b>		<b>Date</b>	
<i>[Signature]</i>		<i>[Signature]</i>		7/16/09	

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

U.S. Department of Housing and Urban Development  
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## Part II: Supporting Pages

[illegible]

<b>Part III: Implementation for Capital Fund Financing Program</b>						
<b>PHA Name:</b>		<b>The Housing Authority of the County of Cook</b>				<b>Federal FFY of Grant:</b>
						<b>2006</b>
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-01						
Daniel Bergen	9/30/2012	1/31/2009	9/30/2014			
IL 25-02						
John Mackler	9/30/2012	1/31/2009	9/30/2014			
IL 25-03						
Robert Allison	9/30/2012	1/31/2009	9/30/2014			
IL 25-04						
Richard Flowers	9/30/2012	1/31/2009	9/30/2014			
IL 25-05						
Sunrise Apartment	9/30/2012	1/31/2009	9/30/2014			
IL 25-06						
Celina Blake	9/30/2012	1/31/2009	9/30/2014			
IL 25-07						
Vera Yates	9/30/2012	1/31/2009	9/30/2014			
IL 25-08						
Edward Brown	9/30/2012	1/31/2009	9/30/2014			
IL 25-09						
Golden Tower I	9/30/2012	1/31/2009	9/30/2014			

**Part III: Implementation for Capital Fund Financing Program**

PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant:	
						2006	
Development Number Namw/HA-Wide Activities		All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
		Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
	IL 25-10						
	Lena Canada	9/30/2012	1/31/2009	9/30/2014			
	IL 25-11						
	Huntington Apartments	9/30/2012	1/31/2009	9/30/2014			
	IL 25-12						
	Edward Willet	9/30/2012	1/31/2009	9/30/2014			
	IL 25-13						
	Juniper Tower	9/30/2012	1/31/2009	9/30/2014			
	IL 25-15						
	King Apartments	9/30/2012	1/31/2009	9/30/2014			
	IL 25-18						
	Franklin Apartments	9/30/2012	1/31/2009	9/30/2014			
	IL 25-19A						
	Perlman Apartments	9/30/2012	1/31/2009	9/30/2014			
	IL 25-19B						
	Scattered Sites	9/30/2012	1/31/2009	9/30/2014			
	IL 25-20						

**Part III: Implementation for Capital Fund Financing Program**

PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant:		2006	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates				
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date					
Henrich House	9/30/2012	1/31/2009	9/30/2014						
IL 25-22									
Golden Towers II	9/30/2012	1/31/2009	9/30/2014						
IL 25-23									
Albert Goedke	9/30/2012	1/31/2009	9/30/2014						
IL 25-24									
Harvey Apartments	9/30/2012	1/31/2009	9/30/2014						
IL 25-29									
Scattered Sites	9/30/2012	1/31/2009	9/30/2014						
IL 25-30A									
Wheeling Tower	9/30/2012	1/31/2009	9/30/2014						
IL 25-30B									
Scattered Sites	9/30/2012	1/31/2009	9/30/2014						
IL25-31									
Noyes Court	9/30/2012	1/31/2009	9/30/2014						
PHA Wide	9/30/2012	1/31/2009	9/30/2014						

Annual Statement / Performance and Evaluation Report  
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Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
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Expires 04/30/2011

**Part I: Summary**

PHA Name:  <b>The Housing Authority of the County of Cook</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>IL 06 P025 50107</b> Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b> <b>2007</b>	
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no.2)) <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non-CGP Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	196,168.00	196,168.00	196,168.00	196,168.00
3	1408 Management Improvements	25,000.00	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	480,000.00	359,068.00	-	-
5	1411 Audit	-	-	-	-
6	1415 Liquidated Damages	-	-	-	-
7	1430 Fees and Costs	169,824.00	1,525,000.00	-	-
8	1440 Site Acquisition	-	-	-	-
9	1450 Site Improvement	240,000.00	34,894.06	-	-
10	1460 Dwelling Structures	1,321,900.00	625,050.00	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-	-
12	1470 Nondwelling Structures	-	-	-	-
13	1475 Nondwelling Equipment	25,000.00	-	-	-
14	1485 Demolition	70,000.00	-	-	-
15	1492 Moving to Work Demonstration	-	-	-	-
16	1495.1 Relocation Costs	-	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-	-

Annual Statement / Performance and Evaluation Report  
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Capital Fund Financing Program


U.S. Department of Housing and Urban Development  
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Expires 04/30/2011

**Part I: Summary**

PHA Name:  <b>The Housing Authority of the County of Cook</b>	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	IL 06 P025 50107	FFY of Grant: FFY of Grant Approval:  2007
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☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (revision no.2))  
☐ Performance and Evaluation Report for Program Year Ending ☐ Final Performance and Evaluation Report

Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line No.		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	850,499.94	850,499.94	623,662.47	623,662.47
19	1502 Contingency (may not exceed 8% of line 20)	212,288.06	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,590,680.00	\$ 3,590,680.00	\$ 819,830.47	\$ 819,830.47
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-

Signature of Executive Director	Date	Signature of Public Housing Director	Date
	7/16/09		

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

Part II: Supporting Pages									
The Housing Authority of the County of Cook				Grant Type and Number Capital Fund Program Grant No: IL 06 P025 50107 CFFP (Yes/No): Replacement Housing Factor Grant No:			2007		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
IL 25-01	Window Repairs	1460		6,000.00	-			Reprogrammed	
Daniel Bergen	Installation of Lighted Address Numbers	1460		3,500.00	-			Reprogrammed	
	Roof Repairs	1460		12,000.00	-			Reprogrammed	
IL 25-02	Window Repairs	1460		15,000.00	-			Reprogrammed	
John Mackler	Installation of Lighted Address Numbers	1460		7,000.00	-			Reprogrammed	
	Roof Repairs	1460		24,000.00	-			Reprogrammed	
IL 25-03	Window Repairs	1460		24,000.00	-			Reprogrammed	
Robert Allison	Concrete Repairs	1450		25,000.00	-			Reprogrammed	
	Dwelling Structures	1460		28,000.00	575,000.00			Open	
	A&E Fees	1430		-	425,000.00			Open	
	Sewer Pipe Replacement	1450		15,000.00	-			Reprogrammed	
	Tree Removal	1450		20,000.00	-			Reprogrammed	
	Fence Replacement	1450		15,000.00	-			Reprogrammed	
	Weatherstripping	1460		15,000.00				Reprogrammed	
IL 25-04	Install UFAS elements in two (2) units	1460		30,000.00	-			Reprogrammed	
Richard	Roof Repairs	1460		50,000.00	30,625.00			Open	
Flowers	Exterior Painting	1460		75,000.00	-			Reprogrammed	
IL 25-05	Window Repairs	1460		48,000.00	-			Reprogrammed	
Sunrise	Installation of Lighted Address Numbers	1460		12,000.00	-			Reprogrammed	
Apartment	Roof Repairs	1460		55,000.00	-			Reprogrammed	
	Exterior Stair/Balcony Repair	1460		15,000.00	-			Reprogrammed	
IL 25-06	Weatherstripping	1460		25,000.00	-			Reprogrammed	
Celina Blake	Window Repairs	1460		42,000.00	-			Reprogrammed	
	Installation of Lighted Address Numbers	1460		10,000.00	-			Reprogrammed	
	Roof Repairs	1460		56,000.00	19,425.00			Open	

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Part II: Supporting Pages									
PHA Name:		Grant Type and Number			Federal FY of Grant:				
		Capital Fund Program Grant No: IL 06 P025 50107			2007				
		CFFP (Yes/No):			Replacement Housing Factor Grant No:				
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work	
				Original	Revised	Funds Obligated	Funds Expended		
IL 25-07	Window Repairs	1460		46,000.00	-			Reprogrammed	
Vera	Installation of Lighted Address Numbers	1460		10,000.00	-			Reprogrammed	
Yates	Roof Repairs	1460		50,000.00	-			Reprogrammed	
	Exterior stair/balcony repairs	1460		12,000.00	-			Reprogrammed	
25-11	Installation of Roof Top Exhaust Fans	1460		6,400.00	-			Reprogrammed	
Huntington	Upgrade Light System in Kitchen/Hall	1460		35,000.00	-			Reprogrammed	
Apartment	Installation of New Storm Water System	1450		45,000.00	-			Reprogrammed	
	Installation of Intercom System	1460		-	-				
	Window Repairs	1460		40,000.00	-			Reprogrammed	
IL 25-12	Installation of Additional Light Park Lot	1450		50,000.00	34,894.06			Open	
Edward Willett	Installation of Flood Control System	1450		70,000.00	-	-		Reprogrammed	
IL 25-13	Upgrade Fire Hoses/Nozzles	1460		10,000.00	-			Reprogrammed	
Juniper Tower	Installation of Keyless Entry System	1460		30,000.00	-			Reprogrammed	
IL 25-18	Installation of Fire Alarm Sprinkler Syst	1460		10,000.00	-			Reprogrammed	
Franklin	Installation of Keyless Entry System	1460		30,000.00	-			Reprogrammed	
Apartment									
IL 25-19A	Replacement of Zone-Valves & Therms	1460		15,000.00	-			Reprogrammed	
Perlman Apts									
IL 25-20	Installation of Keyless Entry System	1460		30,000.00	-			Reprogrammed	
Henrich House									
IL 25-23	Replacement of three (3) hot water boiler	1460		30,000.00	-			Reprogrammed	
Albert Goedke	Installation of new Buzzer System	1460							



## Part II: Supporting Pages

**Part III: Implementation for Capital Fund Financing Program**

PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant:		2007	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates				
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date					
IL 25-01									
Daniel Bergen	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-02									
John Mackler	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-03									
Robert Allison	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-04									
Richard Flowers	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-05									
Sunrise Apartment	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-06									
Celina Blake	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-07									
Vera Yates	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-08									
Edward Brown	9/30/2009	9/30/2009	9/30/2011	9/30/2011					
IL 25-09									
Golden Tower I	9/30/2009	9/30/2009	9/30/2011	9/30/2011					

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<b>Part III: Implementation for Capital Fund Financing Program</b>						
PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant: 2007
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-10						
Lena Canada	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-11						
Huntington Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-12						
Edward Willet	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-13						
Juniper Tower	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-15						
King Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-18						
Franklin Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-19A						
Perlman Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-19B						
Scattered Sites	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-20						

<b>Part III: Implementation for Capital Fund Financing Program</b>						
PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant: 2007
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
Henrich House	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-22						
Golden Towers II	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-23						
Albert Goedke	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-24						
Harvey Apartments	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-29						
Scattered Sites	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-30A						
Wheeling Tower	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-30B						
Scattered Sites	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
IL 25-31						
Noyes Court	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
OMO	9/30/2009	9/30/2009	9/30/2011	9/30/2011		
PHA Wide	9/30/2009	9/30/2009	9/30/2011	9/30/2011		

Annual Statement / Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b> <b>2007</b>
PHA Name:  <b>The Housing Authority of the County of Cook</b>		IL06R025501-07		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2)) <input type="checkbox"/> Final Performance and Evaluation Report		
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b> <b>Expended</b>
1	Total Non-CGP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1492 Moving to Work Demonstration	-	-	-
16	1495.1 Relocation Costs	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-

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Capital Fund Financing Program

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**Part I: Summary**

PHA Name: <b>The Housing Authority of the County of Cook</b>		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant: FFY of Grant Approval: <b>2007</b>	
<input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2)) <input type="checkbox"/> Final Performance and Evaluation Report			
<input type="checkbox"/> Reserve for Disasters/Emergencies					
<b>Summary by Development Account</b>		<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
Line No.		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	226,450.00	226,450.00	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 226,450.00	\$ 226,450.00	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-
Signature of Executive Director		Signature of Public Housing Director		Date	
<i>[Signature]</i>		<i>[Signature]</i>		7/16/09	

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

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Expires 04/30/2011

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U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 04/30/2011

## PHA Name:

Grant Type and Number	Capital Fund Program Grant No:	CFFP (Yes/No):	Replacement Housing Factor Grant

Replacement Housing Factor Grant No:

Federal FY of Grant:

[illegible]



## Part II: Supporting Pages

[illegible]

<b>Part III: Implementation for Capital Fund Financing Program</b>						
PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant: 2007
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-01						
Daniel Bergen	9/30/2012		9/30/2014			
IL 25-02						
John Mackler	9/30/2012		9/30/2014			
IL 25-03						
Robert Allison	9/30/2012		9/30/2014			
IL 25-04						
Richard Flowers	9/30/2012		9/30/2014			
IL 25-05						
Sunrise Apartment	9/30/2012		9/30/2014			
IL 25-06						
Celina Blake	9/30/2012		9/30/2014			
IL 25-07						
Vera Yates	9/30/2012		9/30/2014			
IL 25-08						
Edward Brown	9/30/2012		9/30/2014			
IL 25-09						
Golden Tower I	9/30/2012		9/30/2014			

**Part III: Implementation for Capital Fund Financing Program**

PHA Name:						Federal FFY of Grant:	
The Housing Authority of the County of Cook						2007	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date			
IL 25-10							
Lena Canada	9/30/2012		9/30/2014				
IL 25-11							
Huntington Apartments	9/30/2012		9/30/2014				
IL 25-12							
Edward Willet	9/30/2012		9/30/2014				
IL 25-13							
Juniper Tower	9/30/2012		9/30/2014				
IL 25-15							
King Apartments	9/30/2012		9/30/2014				
IL 25-18							
Franklin Apartments	9/30/2012		9/30/2014				
IL 25-19A							
Perlman Apartments	9/30/2012		9/30/2014				
IL 25-19B							
Scattered Sites	9/30/2012		9/30/2014				
IL 25-20							

<b>Part III: Implementation for Capital Fund Financing Program</b>						
<b>PHA Name: The Housing Authority of the County of Cook</b>						
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Federal FFY of Grant: 2007	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date	Reasons for Revised Target Dates	
Henrich House	9/30/2012		9/30/2014			
IL 25-22						
Golden Towers II	9/30/2012		9/30/2014			
IL 25-23						
Albert Goedke	9/30/2012		9/30/2014			
IL 25-24						
Harvey Apartments	9/30/2012		9/30/2014			
IL 25-29						
Scattered Sites	9/30/2012		9/30/2014			
IL 25-30A						
Wheeling Tower	9/30/2012		9/30/2014			
IL 25-30B						
Scattered Sites	9/30/2012		9/30/2014			
IL25-31						
Noyes Court	9/30/2012		9/30/2014			
PHA Wide	9/30/2012		9/30/2014			

<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>IL 06 P025 50108</b>		<b>FFY of Grant:</b> <b>2008</b>
PHA Name: <b>The Housing Authority of the County of Cook</b>		Replacement Housing Factor Grant No: Date of CFEP:		
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Performance and Evaluation Report for Program Year Ending				
<b>Summary by Development Account</b>				
Line No.	Description	Original	Revised	Total Actual Cost Obligated    Expended
1	Total Non-CGP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	114,000.00	-	-
3	1408 Management Improvements	-	175,000.00	-
4	1410 Administration (may not exceed 10% of line 21)	348,300.00	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	300,000.00	68,200.00	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	115,000.00	-
10	1460 Dwelling Structures	1,774,019.06	2,131,100.00	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	100,000.00	100,000.00	-
14	1485 Demolition	-	-	-
15	1492 Moving to Work Demonstration	-	-	-
16	1495.1 Relocation Costs	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-

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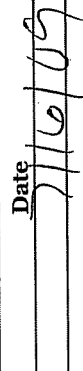
**Part I: Summary**

PHA Name:	<b>Grant Type and Number</b> Capital Fund Program Grant No: <b>IL 06 P025 50108</b>	<b>FFY of Grant:</b> <b>FFY of Grant Approval:</b>
<b>The Housing Authority of the County of Cook</b>	Replacement Housing Factor Grant No:	<b>2008</b>
Date of CFFP:		

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies ☒ Revised Annual Statement (revision no.2))

☐ Performance and Evaluation Report for Program Year Ending ☐ Final Performance and Evaluation Report

Summary by Development Account		Total Estimated Cost		Total Actual Cost	
Line No.		Original	Revised	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA	-	-	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	846,674.94	846,674.94	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	47,019.06	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 3,482,994.00	\$ 3,482,994.00	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	175,000.00	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	221,000.00	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-

<b>Signature of Executive Director</b>	<b>Signature of Public Housing Director</b>	<b>Date</b>
		7/16/09

<sup>1</sup> To be completed for the Performance and Evaluation Report

<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement

<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.

<sup>4</sup> RHF funds shall be included here.

**Part II: Supporting Pages**

The Housing Authority of the County of Cook		Grant Type and Number			2008			
		Capital Fund Program Grant No: IL 06 P025 50108						
		CFPP (Yes/No):						
		Replacement Housing Factor Grant No:						
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
IL 25-01	Window Repairs	1460		50,000.00	61,665.00			Open
Daniel Bergen	Installation of Lighted Address Numbers	1460		-	3,500.00			Open
	Roof Repairs	1460		-	12,000.00			Open
IL 25-02	Window Repairs	1460		215,000.00	70,665.00			Open
John Mackler	Installation of Lighted Address Numbers	1460		-	7,000.00			Open
	Roof Repairs	1460		-	24,000.00			Open
	Window Replacements	1460		-	50,114.06			Open
IL 25-03	Demolition	1485		-	-			
Robert Allison								
IL 25-04	Install UFAS elements in two (2) units ADA	1460		30,000.00	30,000.00			Open
Richard	Roof Repairs	1460		-	19,375.00			Open
Flowers	Exterior Painting	1460		-	75,000.00			Open
IL 25-05	Window Repairs	1460			48,000.00			Open
Sunrise	Installation of Lighted Address Numbers	1460			12,000.00			Open
Apartment	Roof Repairs	1460			55,000.00			Open
	Exterior Stair/Balcony Repair	1460			15,000.00			Open
	Security Cameras	1460		221,000.00	221,000.00			Open
IL 25-06	Roof Repairs	1460		125,000.00	36,575.00			Open
Celina Blake	Roofs/Balconies Repairs	1460			25,000.00			Open
	Weatherstripping	1460			25,000.00			Open
	Window Repairs	1460			42,000.00			Open
	Installation of Lighted Address Numbers	1460			10,000.00			Open

## Part II: Supporting Pages

PHA Name: <b>The Housing Authority of the County of Cook</b>										Grant Type and Number Capital Fund Program Grant No: <b>IL 06 P025 50108</b>			Federal FY of Grant: <b>2008</b>		
CFFP (Yes/No): Replacement Housing Factor Grant No:										Total Estimated Cost			Total Actual Cost		Status of Work
Dev. Acct No.										Quantity	Original	Revised	Funds Obligated	Funds Expended	
Development Number Name/HA-Wide Activities	General Description of Major Work Categories														
IL 25-07	Window Repairs									1460		46,000.00			Open
Vera	Installation of Lighted Address Numbers									1460		10,000.00			Open
Yates	Roof Repairs									1460		50,000.00			Open
	Exterior stair/balcony repairs									1460		12,000.00			Open
	Roof Replacement									1460	300,000.00	80,100.00			Open
IL 25-08	Tuckpointing									1460	215,000.00	215,000.00			Open
Edward															
Brown															
25-11	Windows									1460	86,000.00	40,000.00			Open
Huntington	Upgrade Light System in Kitchen/Hall									1460		35,000.00			Open
Apartments	Installation of Nes Storm Water System									1450		45,000.00			Open
IL 25-12	Installation of Additional Light Park Lot									1460		15,105.94			Open
Edward Willett	Installation of Flood Control System									1450		70,000.00			Open
IL 25-13	Upgrade Fire Hoses/Nozzles									1460		10,000.00			Open
Juniper Tower															
IL 25-15	Windows									1460	150,000.00	150,000.00			Open
King															
Apartment															
IL 25-18	Installation of Fire Alarm Sprinkler Syst									1460	47,019.06	10,000.00			Open
Franklin															
Apartment															



Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

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## Part II: Supporting Pages

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Part III: Implementation for Capital Fund Financing Program					Federal FFY of Grant:	
The Housing Authority of the County of Cook					2008	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-01 Daniel Bergen	6/12/2010		6/12/2012			
IL 25-02 John Mackler	6/12/2010		6/12/2012			
IL 25-03 Robert Allison	6/12/2010		6/12/2012			
IL 25-04 Richard Flowers	6/12/2010		6/12/2012			
IL 25-05 Sunrise Apartment	6/12/2010		6/12/2012			
IL 25-06 Celina Blake	6/12/2010		6/12/2012			
IL 25-07 Vera Yates	6/12/2010		6/12/2012			
IL 25-08 Edward Brown	6/12/2010		6/12/2012			
IL 25-09 Golden Tower I	6/12/2010		6/12/2012			

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**Part III: Implementation for Capital Fund Financing Program**

PHA Name:			The Housing Authority of the County of Cook				Federal FFY of Grant:		2008	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates					
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date						
IL 25-10										
Lena Canada	6/12/2010			6/12/2012						
IL 25-11										
Huntington Apartments	6/12/2010			6/12/2012						
IL 25-12										
Edward Willet	6/12/2010			6/12/2012						
IL 25-13										
Juniper Tower	6/12/2010			6/12/2012						
IL 25-15										
King Apartments	6/12/2010			6/12/2012						
IL 25-18										
Franklin Apartments	6/12/2010			6/12/2012						
IL 25-19A										
Perlman Apartments	6/12/2010			6/12/2012						
IL 25-19B										
Scattered Sites	6/12/2010			6/12/2012						
IL 25-20										

**Part III: Implementation for Capital Fund Financing Program**

PHA Name: <b>Part III: Implementation for Capital Fund Financing Program</b>						Federal FFY of Grant: <b>2008</b>	
The Housing Authority of the County of Cook							
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date			
Henrich House	6/12/2010		6/12/2012				
IL 25-22							
Golden Towers II	6/12/2010		6/12/2012				
IL 25-23							
Albert Goedke	6/12/2010		6/12/2012				
IL 25-24							
Harvey Apartments	6/12/2010		6/12/2012				
IL 25-29							
Scattered Sites	6/12/2010		6/12/2012				
IL 25-30A							
Wheeling Tower	6/12/2010		6/12/2012				
IL 25-30B							
Scattered Sites	6/12/2010		6/12/2012				
IL25-31							
Noyes Court	6/12/2010		6/12/2012				
CMO	6/12/2010		6/12/2012				
PHA Wide	6/12/2010		6/12/2012				

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 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 04/30/2011

**Part I: Summary**

PHA Name:

**The Housing Authority of the County of Cook**

**Grant Type and Number**

Capital Fund Program Grant No:

Replacement Housing Factor Grant No:

Date of CFFP:

**IL06R025501-08**

**FFY of Grant:**

**FFY of Grant Approval:**

**2008**

☐ Original Annual Statement ☐ Reserve for Disasters/Emergencies

☐ Revised Annual Statement (revision no.2))

☐ Final Performance and Evaluation Report

☒ Performance and Evaluation Report for Program Year Ending

**Summary by Development Account**

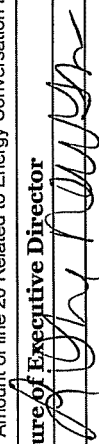

**Total Estimated Cost**

**Total Actual Cost**

Line No.	Original	Revised	Obligated	Expended
1	Total Non-CGP Funds			
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>	-	-	-
3	1408 Management Improvements	-	-	-
4	1410 Administration (may not exceed 10% of line 21)	-	-	-
5	1411 Audit	-	-	-
6	1415 Liquidated Damages	-	-	-
7	1430 Fees and Costs	-	-	-
8	1440 Site Acquisition	-	-	-
9	1450 Site Improvement	-	-	-
10	1460 Dwelling Structures	-	-	-
11	1465.1 Dwelling Equipment - Nonexpendable	-	-	-
12	1470 Nondwelling Structures	-	-	-
13	1475 Nondwelling Equipment	-	-	-
14	1485 Demolition	-	-	-
15	1492 Moving to Work Demonstration	-	-	-
16	1495.1 Relocation Costs	-	-	-
17	1499 Development Activities <sup>4</sup>	-	-	-

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 Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 04/30/2011

<b>Part I: Summary</b>		<b>Grant Type and Number</b>		<b>FFY of Grant:</b>	
PHA Name:		Capital Fund Program Grant No:		FFY of Grant Approval:	
The Housing Authority of the County of Cook		Replacement Housing Factor Grant No:		2008	
Date of CFFP:		IL06R025501-08			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Performance and Evaluation Report for Program Year Ending		<input type="checkbox"/> Revised Annual Statement (revision no.2)) <input type="checkbox"/> Final Performance and Evaluation Report			
<b>Line No.</b>	<b>Summary by Development Account</b>	<b>Total Estimated Cost</b>		<b>Total Actual Cost</b>	
		<b>Original</b>	<b>Revised</b>	<b>Obligated</b>	<b>Expended</b>
18a	1501 Collateralization or Debt Service paid by the PHA	230,156.00	230,156.00	-	-
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment	-	-	-	-
19	1502 Contingency (may not exceed 8% of line 20)	-	-	-	-
20	Amount of Annual Grant (Sum of lines 2-19)	\$ 230,156.00	\$ 230,156.00	\$ -	\$ -
21	Amount of line 20 Related to LBP Activities	-	-	-	-
22	Amount of line 20 Related to Section 504 Compliance	-	-	-	-
23	Amount of line 20 Related to Security - Soft Costs	-	-	-	-
24	Amount of line 20 Related to Security - Hard Costs	-	-	-	-
25	Amount of line 20 Related to Energy Conversation Measures	-	-	-	-
<b>Signature of Executive Director</b> 		<b>Signature of Public Housing Director</b>		<b>Date</b> 	

<sup>1</sup> To be completed for the Performance and Evaluation Report  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

U.S. Department of Housing and Urban Development  
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Expires 04/30/2011

[illegible]

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 04/30/2011

## PHA Name:

**Grant Type and Number**  
**Capital Fund Program Grant**  
**CFPP (Yes/No):**  
**Replacement Housing Factor**

**IL06R025501-08**

2008

## Status of Work

[illegible]



## PHA Name:

Development Number	Name/HA-Wide Activities
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Page 5

Part III: Implementation for Capital Fund Financing Program						
PHA Name:		The Housing Authority of the County of Cook			Federal FFY of Grant: 2007	
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
IL 25-01						
Daniel Bergen	9/30/2012		9/30/2014			
IL 25-02						
John Mackler	9/30/2012		9/30/2014			
IL 25-03						
Robert Allison	9/30/2012		9/30/2014			
IL 25-04						
Richard Flowers	9/30/2012		9/30/2014			
IL 25-05						
Sunrise Apartment	9/30/2012		9/30/2014			
IL 25-06						
Celina Blake	9/30/2012		9/30/2014			
IL 25-07						
Vera Yates	9/30/2012		9/30/2014			
IL 25-08						
Edward Brown	9/30/2012		9/30/2014			
IL 25-09						
Golden Tower I	9/30/2012		9/30/2014			

**Part III: Implementation for Capital Fund Financing Program**

PHA Name:						Federal FFY of Grant:	
The Housing Authority of the County of Cook						2007	
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates		
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date			
IL 25-10							
Lena Canada	9/30/2012		9/30/2014				
IL 25-11							
Huntington Apartments	9/30/2012		9/30/2014				
IL 25-12							
Edward Willet	9/30/2012		9/30/2014				
IL 25-13							
Juniper Tower	9/30/2012		9/30/2014				
IL 25-15							
King Apartments	9/30/2012		9/30/2014				
IL 25-18							
Franklin Apartments	9/30/2012		9/30/2014				
IL 25-19A							
Perlman Apartments	9/30/2012		9/30/2014				
IL 25-19B							
Scattered Sites	9/30/2012		9/30/2014				
IL 25-20							

<b>Part III: Implementation for Capital Fund Financing Program</b>						
PHA Name:		The Housing Authority of the County of Cook				Federal FFY of Grant: 2007
Development Number Namw/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates	
	Original Obligation End Date	Actual Obligation End Date	Original Expended End Date	Actual Expended End Date		
Henrich House	9/30/2012		9/30/2014			
IL 25-22						
Golden Towers II	9/30/2012		9/30/2014			
IL 25-23						
Albert Goedke	9/30/2012		9/30/2014			
IL 25-24						
Harvey Apartments	9/30/2012		9/30/2014			
IL 25-29						
Scattered Sites	9/30/2012		9/30/2014			
IL 25-30A						
Wheeling Tower	9/30/2012		9/30/2014			
IL 25-30B						
Scattered Sites	9/30/2012		9/30/2014			
IL25-31						
Noyes Court	9/30/2012		9/30/2014			
PHA Wide	9/30/2012		9/30/2014			

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<b>Part I: Summary</b>		<b>Grant Type and Number</b> Capital Fund Program Grant No: IL 06 S02550109 Replacement Housing Factor Grant No: Date of CFFP:		<b>FFY of Grant: 2009</b> <b>FFY of Grant Approval:</b>	
<b>PHA Name: Housing Authority of Cook County</b>					
<b>Type of Grant</b> <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Final Performance and Evaluation Report		<input type="checkbox"/> Revised Annual Statement (revision no: )	
<b>Line</b>	<b>Summary by Development Account</b>	<b>Original</b>	<b>Total Estimated Cost</b>	<b>Obligated</b>	<b>Total Actual Cost<sup>1</sup></b> Expended
1	Total non-CFF Funds				
2	1406 Operations (may not exceed 20% of line 21) <sup>3</sup>				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities <sup>4</sup>	4,700,114			

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFF Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report  
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Capital Fund Financing Program

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 4/30/2011

<b>Part I: Summary</b>		FFY of Grant: 2009	
PHA Name: Cook County Housing Authority	Grant Type and Number Capital Fund Program Grant No: IL 06 S02550109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval:	
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:		<input type="checkbox"/> Revised Annual Statement (revision no: ) <input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost	Total Actual Cost <sup>1</sup>
		Original	Obligated
18a	1501 Collateralization or Debt Service paid by the PHA		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment		
19	1502 Contingency (may not exceed 8% of line 20)		
20	Amount of Annual Grant: (sum of lines 2 - 19)	4,700,114	
21	Amount of line 20 Related to LBP Activities		
22	Amount of line 20 Related to Section 504 Activities		
23	Amount of line 20 Related to Security - Soft Costs		
24	Amount of line 20 Related to Security - Hard Costs		
25	Amount of line 20 Related to Energy Conservation Measures		
Signature of Executive Director		Signature of Public Housing Director	Date
			5/4/09

<sup>1</sup> To be completed for the Performance and Evaluation Report.  
<sup>2</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.  
<sup>3</sup> PHAs with under 250 units in management may use 100% of CFP Grants for operations.  
<sup>4</sup> RHF funds shall be included here.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

<sup>1</sup> To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

<sup>2</sup> To be completed for the Performance and Evaluation Report.



U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 4/30/2011**

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Annual Statement/Performance and Evaluation Report  
Capital Fund Program, Capital Fund Program Replacement Housing Factor and  
Capital Fund Financing Program

[illegible]

<sup>1</sup> Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.